Council Meeting Agenda

February 5, 2024

Join Zoom Meeting

Link: https://us02web.zoom.us/j/86091939743?pwd=TVpNMkk1azROb1l6eTJpSFRtVnJUZz09

Meeting ID: 860 9193 9743

Passcode: 491819

One tap mobile

+13017158592,,86091939743# US (Washington DC)

+13126266799,,86091939743# US (Chicago)

Dial by your location

• +1 301 715 8592 US (Washington DC)

• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

Public Comment Period

7:00 p.m.

Approval of Agenda

7:05 p.m. Motion: To consider approval of the agenda as presented.

Non-Consent Agenda

7:07 p.m. Public Hearing/Motion: To consider a permit application amendment, submitted by Daniel Bremer-Wirtig and Rebecca Lamadrid, to replace the driveway at the property located at 5613 Warwick Pl. The applicant is seeking a variance from the Town Code which requires all

new or replacement driveways to be constructed of permeable materials due to the slope of the existing driveway.

7:25 p.m. Public Hearing/Motion: To consider a permit application amendment, submitted by William Feeney, on behalf of David and Jasmine Rosner, for the construction of a second story addition on the existing home at the property located at 5515 Greystone St.

7:40 p.m. Public Hearing/Motion: To consider approval of a permit application submitted by Robert Herman, on behalf of 3612 LLC for the construction of a rear-yard addition to the existing home, construction of a patio, construction of a front porch, and the relocation of an HVAC unit on the property located at 5529 Surrey. The applicant is seeking variances of 7.6' and 9.6' from the front setback requirements, for the construction of the front porch and front porch steps, respectively.

8:25 p.m. Public Hearing/Motion: To consider a permit application submitted by David Kelly on behalf of David S. Kelly Development Co., Inc. for the construction of a new home at the property located at 4815 Cumberland Ave.

9:10 p.m. Public Hearing/Motion: To consider the Adoption of a Resolution establishing the 2024 Pool Rules

9:25 p.m. Manager/Financial Report

9:35 p.m. Adjourn

Key:
Public Hearing Item: Agenda item where public comment is permitted.
Discussion Item: Agenda item limited to discussion among the Council, Mayor and Town Staff.
Motion Item: Agenda item requesting action, limited to Council discussion.
Comments: Opinions and Questions from Town residents.
[i] Questions should be submitted via email ahead of the meeting to manager@townofsomerset.com or town@townofsomerset.com.
* Residents who wish to present for a particular Agenda item are advised to arrive 20 minutes ahead of the item's scheduled discussion time, as discussions can run ahead of schedule.

The Mayor and Town Council may entertain a motion during the open meeting to close a portion of the meeting, in accordance with Section 3-305(b)(1)(7) of the Open Meetings Act (Maryland Code, General Provisions Article), to consult with counsel to obtain legal advice.

To: Somerset Town Council

From: Matthew Trollinger, Town Manager

Date: February 5, 2024

Subject: Variance Application – 5613 Warwick Pl.

I am writing to recommend the approval of the permit submitted by Daniel Bremer-Wirtig and Rebeca Lamadrid-Villareal, the property owners at 5613 Warwick Pl., to amend the existing permit and construct a driveway. The plans were submitted on January 2, ahead of the January 10 deadline, and have undergone a thorough review by both Town staff and contracted technical experts.

Administrative Requirements

The Town has confirmed compliance with the administrative requirements of the Code. Notably, the applicant submitted the application ahead of the January Council meeting; however, variance notice was not given to neighboring properties. Therefore, consideration of the variance application was postponed until the February Council Meeting

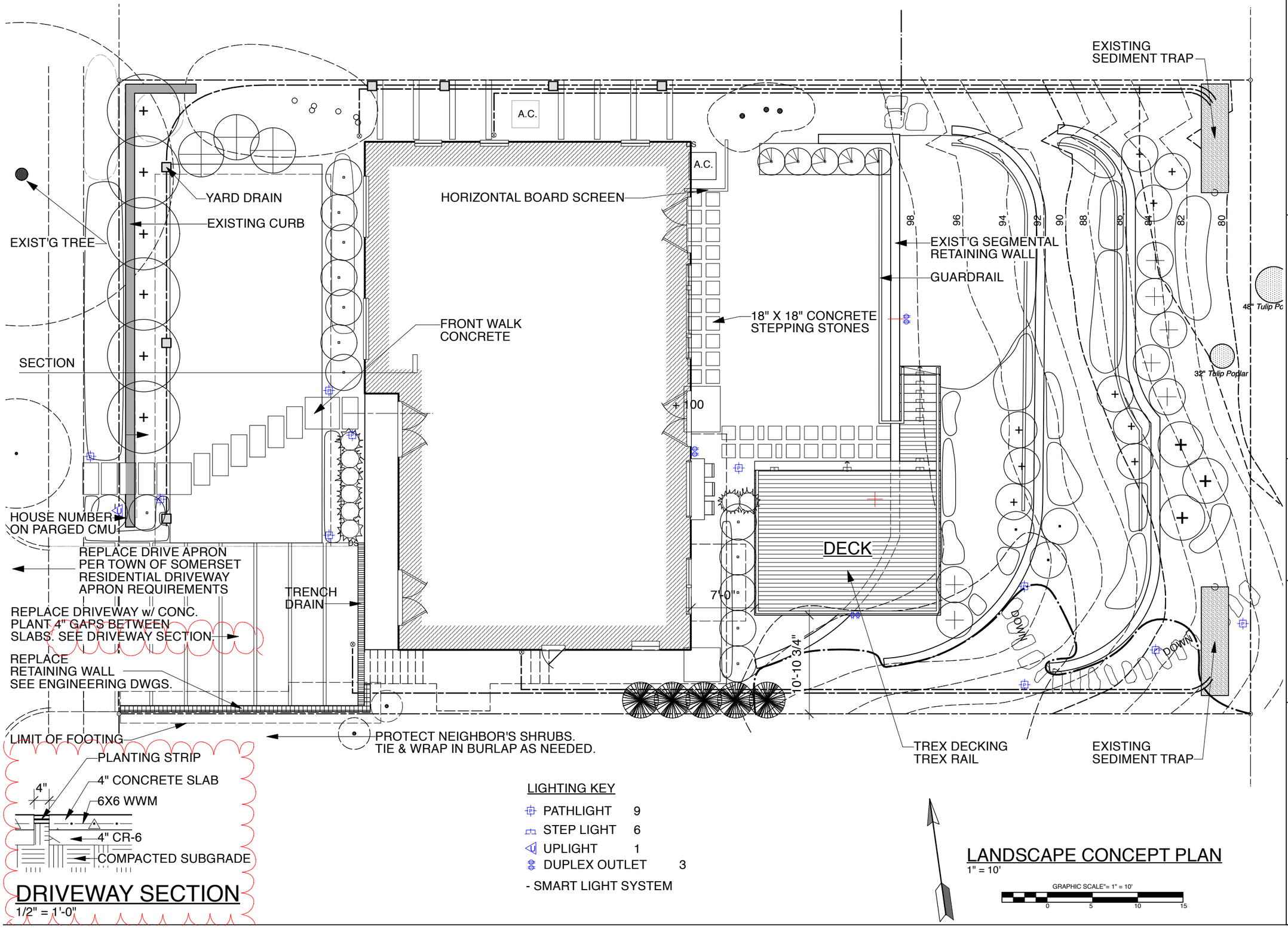
Variance: Replacement of the existing driveway and apron. The Town Code Sec. 112-14(D)(4)(b) requires that "all new or replacement driveways must be constructed of permeable materials." The applicant has stated in a response to staff comments in December that a soil stability report warned against adding additional weight to the site and soaking water through the driveway could cause problems… The existing driveway slopes 1% towards the house. The proposed driveway will match the existing condition. Driveway drains to a new trench drain and water is carried to the existing sediment traps." Although the applicant has included a trench drain, the Town had only provided a caveat if the proposed construction alters the pre-construction slope. The staff's opinion is that the applicant will need to apply for a variance from the Town Code requirements for a permeable driveway. Although notice was delivered for the proposed work, notice has not been given for a variance hearing.

Conclusion & Recommendations

The applicant has made cogent arguments for the impracticality of a permeable driveway, due to the slope of the existing driveway, and has proposed remediation of any runoff by constructing a trench drain and utilizing a driveway design that planting strips between concrete slats.

The Council may consider whether the proposal satisfies the variance requirements of the Town Code, laid out below:

With respect to any variance, the strict and literal application of this section would result in peculiar or unusual practical difficulties to the owner of the lot on which the proposed construction is to be located due to exceptional narrowness, shallowness, shape, topographical conditions or other extraordinary situations or conditions peculiar to a specific parcel of property. The variance must be for the minimum reasonably necessary to avoid the above conditions or situations.



DRIVEWAY SECTION

1/2" = 1'-0"

LIGHTING KEY

PATHLIGHT	9
STEP LIGHT	6
UPLIGHT	1
DUPLEX OUTLET	3

- SMART LIGHT SYSTEM

LANDSCAPE CONCEPT PLAN

1" = 10'

GRAPHIC SCALE"= 1" = 10'

0 5 10 15

DENCHFIELD
LANDSCAPING, INC.
5950 Ager Rd
Hyattsville MD 20782
301-949-5000

LaMadrid - Bremer
Residence
5613 Warwick Place
Chevy Chase, Maryland 20815

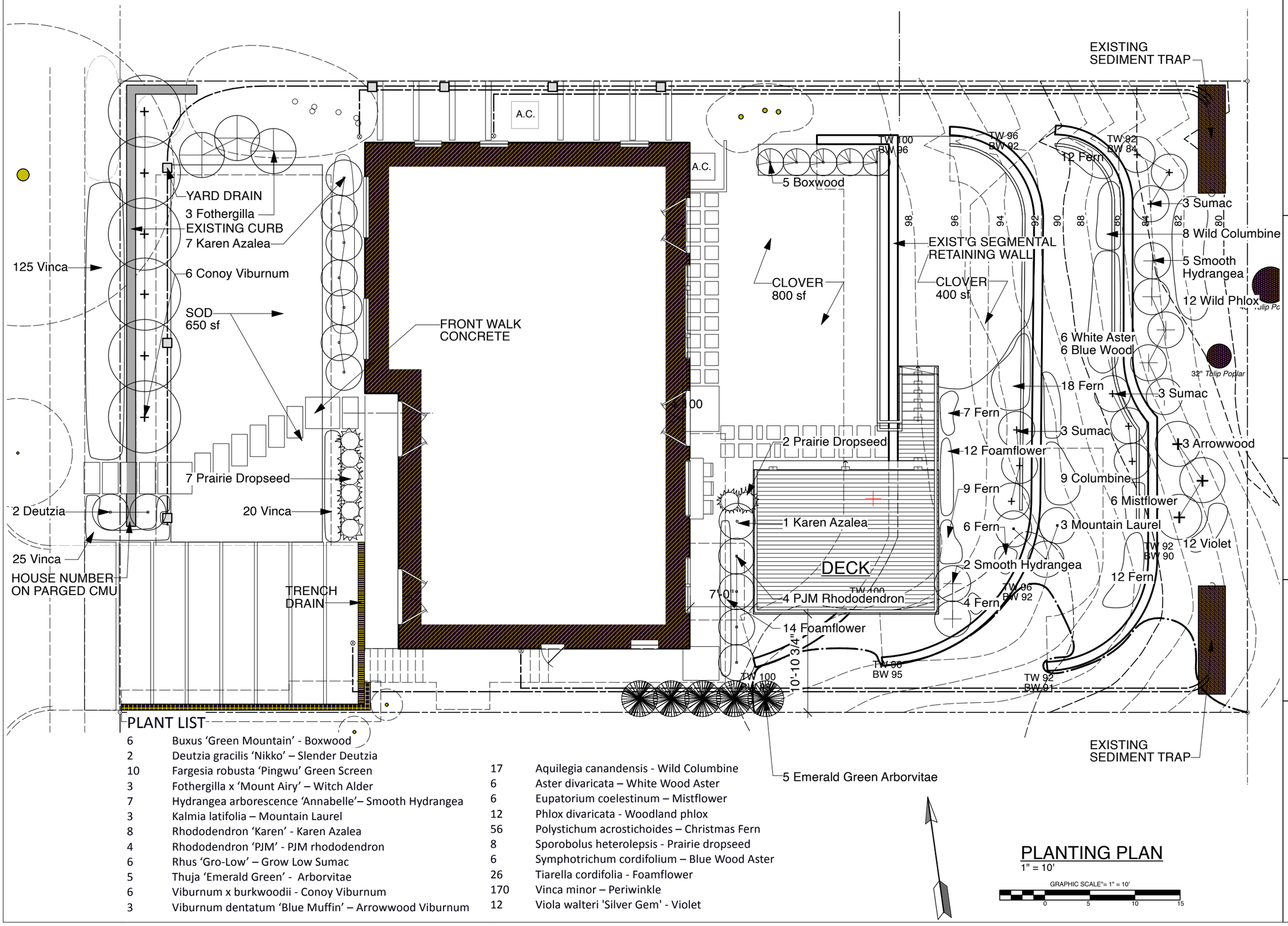
Drawn By: EB

Date: 9.10.20
REVISED: 10.12.20 REVISED: 5.1.23
REVISED: 11.10.20 REVISED: 6.28.23
REVISED: 8.24.21 REVISED: 7.6.23
REVISED: 9.16.21 REVISED: 7.14.23
REVISED: 7.12.22 REVISED: 10.19.23
REVISED: 8.31.22 REVISED: 10.23.23
REVISED: 9.12.22 REVISED: 11.14.23
REVISED: 12.19.23

Scale As Noted

L-1

SHEET 1 OF 2



PLANT LIST

6	Buxus ‘Green Mountain’ - Boxwood	17	Aquilegia canandensis - Wild Columbine
2	Deutzia gracilis ‘Nikko’ – Slender Deutzia	6	Aster divaricata – White Wood Aster
10	Fargesia robusta ‘Pingwu’ Green Screen	6	Eupatorium coelestinum – Mistflower
3	Fothergilla x ‘Mount Airy’ – Witch Alder	12	Phlox divaricata - Woodland phlox
7	Hydrangea arborescence ‘Annabelle’– Smooth Hydrangea	56	Polystichum acrostichoides – Christmas Fern
3	Kalmia latifolia – Mountain Laurel	8	Sporobolus heterolepsis - Prairie dropseed
8	Rhododendron ‘Karen’ - Karen Azalea	6	Symphotrichum cordifolium – Blue Wood Aster
4	Rhododendron ‘PJM’ - PJM rhododendron	26	Tiarella cordifolia - Foamflower
6	Rhus ‘Gro-Low’ – Grow Low Sumac	170	Vinca minor – Periwinkle
5	Thuja ‘Emerald Green’ - Arborvitae	12	Viola walteri 'Silver Gem' - Violet
6	Viburnum x burkwoodii - Conoy Viburnum		
3	Viburnum dentatum ‘Blue Muffin’ – Arrowwood Viburnum		

PLANTING PLAN

1" = 10'

GRAPHIC SCALE"= 1" = 10'

0 5 10 15

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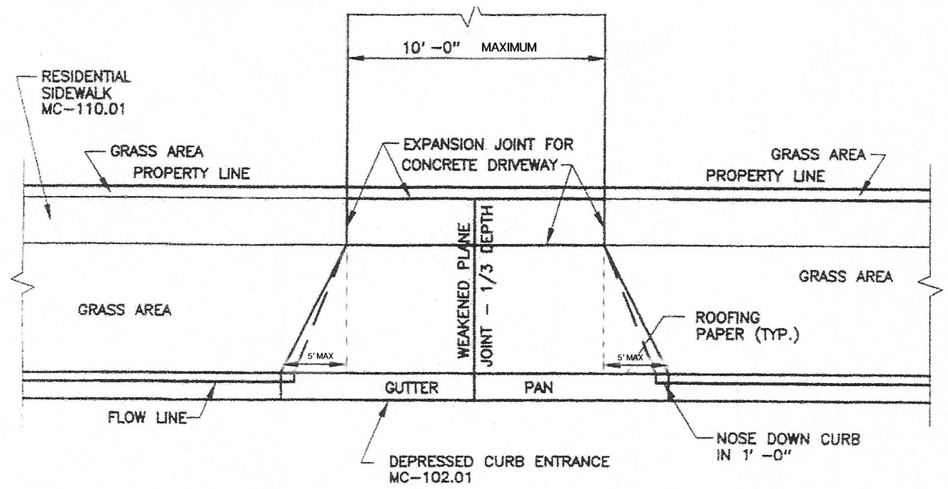
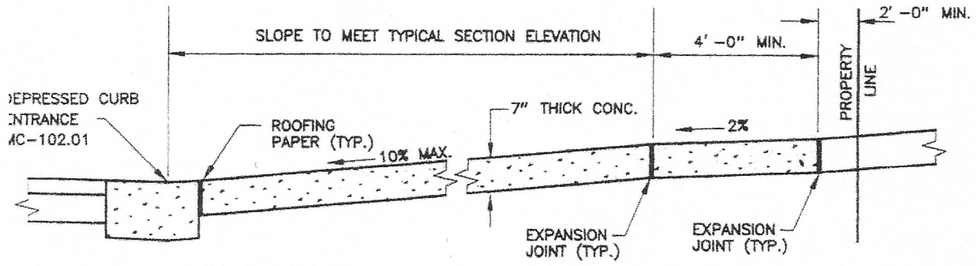
Planting Plan

Scale As Noted

L-2
SHEET 2 OF 2

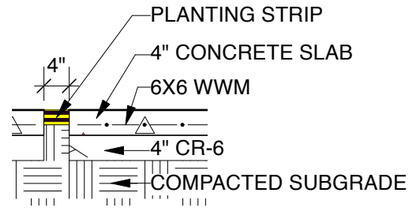




GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. DRIVEWAY AND DRIVEWAY APRON TO BE MAINTAINED BY PROPERTY OWNER.
3. PROVIDE WEAKENED PLANE JOINTS AT MAXIMUM INTERVALS OF 15'.
4. THE EXPANSION JOINTS SHALL BE PLACED AT LOCATIONS SHOWN.
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT, COMPLYING WITH FS TT-S-00227.
6. AFTER SEVEN FEET IN LENGTH (FROM STREET PAVEMENT) THE DRIVEWAY CAN EXCEED THE 10 FEET MAX WIDTH.

Residential Driveway Apron Requirements
Town of Somerset



DRIVEWAY SECTION
1/2" = 1'-0"

NOTES:
-THE PROPOSED DRIVEWAY REPLACES AN EXISTING IMPERVIOUS DRIVEWAY.
-THE EXISTING DRIVEWAY SLOPES ABOUT 1% TOWARDS THE HOUSE. PROPOSED DRIVEWAY TO MATCH EXISING SLOPE.
-THE PROPOSED DRIVEWAY IS TO BE MADE OF CONCRETE AND WILL BE IMPERVIOUS.

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LANDSCAPING, INC.
5950 Ager Rd
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301-949-5000

LaMadrid - Bremer Residence
5613 Warwick Place
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REVISED: 12.19.23

Drive Details

Scale As Noted

L-3
SHEET 3 OF 3

Town of Somerset Permit and Waiver Application

If your home is in the Historic District, please refer to the Historic District instructions in addition to completing applicable permit below.

Street address for which permit applies: 5613 Warwick Place Chevy Chase, MD 20815 Date 10/15/23

Applicant Information:

Name: Daniel Bremer-Wirtig Rebeca Lamadrid Phone 202-494-2383 202-341-1004

Address: 5613 Warwick Place Cell Phone: 202-494-2383 202-341-1004

City, State and Zip: Chevy Chase, MD 20815 Email: daniel.bremer@gmail.com rebeca.lamadrid@gmail.com

Property Owner Information or Co-Owner Information (if other than applicant)

Name: Phone:

Address: Cell Phone:

City State and Zip: Email:

Contractor Information:

Name: Denchfield Landscaping, Inc. (Ed Bisese) Phone +1 (301) 949-5000

Address: 5950 Ager Road Cell Phone: +1 (443) 994-1721

City, State and Zip: Hyattsville, MD 20782 Email ed@dlandscaping.com

Contractor License Number:

Maryland Home Improvement (for additions) MHIC# 124244

Montgomery County Office of Consumer Protection (for new homes)

For Building Permits Only:

Legal description (lot and block) Lot 23 Block 9

Date of subdivision plat recordation of lot:

Disclaimer:

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Town documents, including but not limited to the Town of Somerset Charter and Code, appearing on this site may not be the current official version adopted or maintained by the Town. The current official version of all Town documents, including the Town Charter and Code, are available for inspection at the Town Hall and should be consulted prior to any action being taken.

For further information regarding the official version of any Town document, please contact the Town directly at:

4510 Cumberland Avenue Chevy Chase, MD 20815 301-657-3211

town@townofsomerset.com

Property in Somerset's Historic District

If your property is in the Somerset Historic District, please visit the website for Montgomery County's Historic Preservation Commission at http://www.montgomeryplanning.org/historic/instructions/historic_area_work_permits.shtm and become familiar with the process. Town of Somerset strongly suggests that you set up a pre-permit meeting with the Town of Somerset before beginning the permit process with HPC and the County in order to avoid the possibility of having to return to them to apply for a revision. There may be a fee charged for this meeting. Contact the Town Manager to arrange such a meeting. Following your pre-permit meeting with Somerset, take your plans to the County Historic Preservation Office for further instructions. Once you are in their system, they will send your plans to the Local Advisory Panel (LAP). In Somerset, members of the town's council are acting as the LAP. As such, council members will not be making a decision on the building permit. Once the Historic Commission approves the plans and issues the Historic Area Work Permit, they will forward the plans to the Montgomery County permitting office for their permit approval. Once you have both of the county permits, you apply for a Town of Somerset permit and put yourself on the schedule for a Town Council meeting where a decision will be made.

Please ensure that you submit a complete application; incomplete applications will not be reviewed. Refer to the Permit Instruction Sheets for details on how to apply for your particular permit(s). In addition, it is strongly suggested that you consult with the Town Manager about the need for a pre-construction meeting.

Please check the appropriate boxes to indicate the permit(s) for which you are applying. See the Fee Schedule for associated fees and deposits.

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☐	Install or replace exterior components for HVAC systems. HVAC Permit Instructions	Yes for Replacement. No if part of bldg permit	Yes*	Yes	Yes	Council (Mayor can approve in an emergency for eventual council approval)
☒	Building Permit (new homes, additions, porch, stoop, garage, accessory bldg.) Building Permit Instructions	Yes	Yes	Yes	Yes	Council
☒	Curb Cut, Driveway Apron, Sidewalk Right-of-Way curb cut, driveway apron and curb cut instructions	Yes	Yes*	Yes	No	Mayor**
☒	Demolition Demolition Permit Instructions	Yes	Yes*	Yes	Yes	Council
☐	Dumpster or Portable Storage Units Dumpster or Portable Storage Unit Permit Instructions	Yes	Yes*	No	No	Mayor**
☐	Fences Fence Permit Instructions	Yes	No	Yes Inside and outside of Somerset	Yes if new; No if replace-ment in kind.	Mayor**
☒	Walls: Permits required for walls more than 12" high Wall Permit Instructions	Yes	Yes	Yes* Inside and outside of Somerset	Yes if wall is more than 30" high	Mayor**

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☐	Generator Generator Permit Instructions	Yes	Yes*	Yes	Yes	Council
☐	Tree Removal Tree Removal Instructions	No	Depends* on number of trees and whether or not there is a reforestation plan.	Yes Inside and outside of Somerset	No	Mayor for 1-2 trees; Council for 3 or more trees;
☐	Waivers Waiver Instructions	Yes	N/A	Town notifies neighbors	Possibly	Council
☐	Application to extend permit	Yes	No	No	Possibly	Depends on type of permit

* If you are applying for a building permit and these items are part of the project, the cumulative deposit will not exceed $2,000, with the exception of the Tree Reforestation deposit.

**Any item approved by the mayor that is also part of a building project will also require council approval.

Description of work to be done:

Please refer to the following attachments for detailed descriptions of the proposed work:

1. Replacement of driveway, driveway retaining wall and driveway apron
2. Construction of deck with railing and steps down to lower terrace

Anticipated date for work to commence: December, as soon as permit is approved

Anticipated date for completion: 02/2024

I certify that I am the owner(s) of the property for which I am applying for a permit, that the application is correct and that construction will comply with the plans submitted. I acknowledge this to be a condition of the issuance of this permit.

Owner Signature _____ Date 10/15/23

Printed Name Daniel Bremer-Wirtig

Co-Owner Signature _____ Date 10/16/23

Printed Name Rebeca Lamadrid

Co-Owner Signature _____ Date _____

Printed Name _____

NEIGHBOR SIGNATURE SHEET

Note to neighbors: Please be aware that your signature on this document does not signify concurrence. It only confirms that you have seen the respective plans. You are welcome to comment on the plans by writing the Mayor or by attending the Council meeting on (applicant to fill in date) 11/06/23 **when the Council will consider these plans.**

Street address of project site: 5613 Warwick Place, Chevy Chase, MD 20815

For the neighbor: Please check the box below for the plans that you have seen:

☐ Tree removal (include residents inside and outside of Somerset where applicable);

☐ External HVAC components, new location or replacement;

☐ New Construction (additions and new homes); Review drainage and storm water management plans as well as parking plan if applicable;

☐ New curb cut or driveway apron and sidewalk;

☐ Demolition

☐ Location of Dumpster or Portable Storage Device;

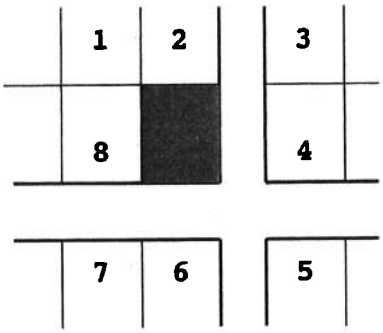
☐ Fence: new, relocated or replaced (includes residents inside and outside of Somerset where applicable);

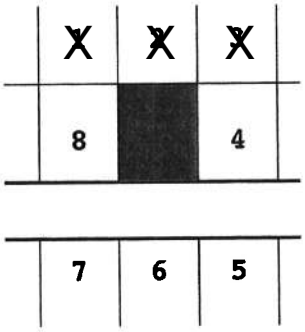
☐ Walls (includes residents inside and outside of Somerset where applicable);

☐ Generator

Applicant: Using the following map as a key, list the names and addresses of the neighbors who adjoin or confront the property where project is to take place. "Adjoining or confronting" is defined as land that touches the boundary line of another property on at least one point, or which would do so except for an intervening road, street or right-of-way. Then ask neighbor to sign in the appropriate box.

☐ **Corner Site** ☒ **Mid-block Site**





X	Printed Name X	Address X	Signature X	Date X
X	Printed Name X	Address X	Signature X	Date X
X	Printed Name X	Address X	Signature X	Date X

4	Printed Name Marshall and Mary Lasky	Address 5611 Warwick Place Chevy Chase, MD	Signature	Date
5	Printed Name Daniel Jamieson and Jennie Rabinowitz	Address 5610 Warwick Place Chevy Chase, MD	Signature DocuSigned by: Jennie Rabinowitz & Daniel Jamieson C839E84FB1154AA...	Date 11/16/2023
6	Printed Name Walter M. Bastian III and Carla Desjean-Bastian	Address 5612 Warwick Place Chevy Chase, MD	Signature DocuSigned by: CD351BBDD2804B0...	Date 11/20/2023
7	Printed Name James Losey and Alexandra Acosta	Address 4700 Essex Ave Chevy Chase, MD	Signature DocuSigned by: Alexandra Acosta 57BA14EB559E4C0...	Date 11/20/2023
8	Printed Name Alexander Thier and Tamara Gould	Address 5615 Warwick Place Chevy Chase, MD	Signature DocuSigned by: Tamara Gould & Alexander Thier 49C72526A2BB493...	Date 11/20/2023

Applicant:

I certify that I have shown all the required neighbors the identical full-size plans (unless the cost of proposed work is less than $25,000 in which case smaller plans can be used) that I have filed or will file with the Town of Somerset and, if applicable, Montgomery County Maryland. I further certify that I have notified the same neighbors of the anticipated date (noted above) that the Town Council, if applicable, will consider my permit application.

APPLICANT SIGNATURE _____ DATE 10/15/23

PRINTED NAME Daniel Bremer-Wirtig & Rebeca Lamadrid

1. Replacement of Driveway, Driveway Retaining Wall, and Driveway Apron

Project Overview

This building permit application proposes the comprehensive replacement of the existing driveway, driveway retaining wall, and driveway apron. The project aims to enhance the durability, functionality, and aesthetic appeal of the driveway area while ensuring full compliance with the Town of Somerset's building codes and regulations. Additionally, the project incorporates carefully planned landscaping and plantings to create an inviting and sustainable entrance. A stormwater drainage plan with on-site infiltration measures is also integrated to manage stormwater runoff effectively, adhering to local requirements.

Project Scope

1. **Driveway Replacement:** The existing driveway will be removed and replaced with high-quality concrete slabs. The primary objective is to ensure enhanced durability, functionality, safety, and the aesthetic appeal.
2. **Driveway Retaining Wall Replacement:** The existing driveway retaining wall will be removed, and a new retaining wall will be constructed using materials and design elements that enhance structural integrity to address any structural concerns of the driveway area.
3. **Driveway Apron Replacement:** The driveway apron will be removed and replaced, meeting current standards to ensure safe and efficient vehicular access.
4. **Landscaping and Plantings:** The project includes the integration of landscaping and plantings to create an aesthetically pleasing and sustainable entrance. Native or adaptive plant species will be selected to minimize water usage and maintenance. These elements will be integrated into the project design, enhancing the visual appeal of the entrance while promoting sustainability and biodiversity. The landscaping plan will consider factors such as plant height, spread, and seasonal interest.
5. **Compliance with Town Regulations:** The project will adhere to the Town of Somerset's building codes and regulations throughout the design and construction phases.
6. **Stormwater Drainage Plan:** A detailed stormwater drainage plan will be developed and implemented, including on-site infiltration measures such as gravel velocity traps, permanent sediment traps, and other appropriate techniques to effectively manage stormwater runoff while minimizing its impact on the local drainage system and environment.

Conclusion

The proposed replacement of the driveway, driveway retaining wall, and driveway apron aims to improve the functionality, durability, and aesthetic appeal of the property's entrance. With a commitment to using high-quality materials, integrating sustainable landscaping and plantings, and implementing effective stormwater management techniques, this project will enhance the property and the community and contribute to the preservation of the local environment.

2. Construction of Trex Deck with Railing and Steps Down to Lower Terrace

Project Overview

This construction permit application proposes the construction of a 400 sq. ft. above-ground Trex deck with railing and steps down to the lower terrace. The project aims to create a functional outdoor space that enhances the property's usability, aesthetic appeal, and overall value. The use of Trex decking material ensures durability, low maintenance, and resistance to the elements, while the incorporation of railing and steps promotes safety and ease of access to the lower terrace. The plans will adhere to local building codes and regulations, ensuring compliance throughout the construction process.

Project Objectives

Create Usable Outdoor Space: The primary objective is to construct a spacious and versatile outdoor deck that can be used for relaxation, entertainment, and social gatherings. The deck will provide an elevated platform that offers panoramic views of the surrounding landscape.

Ensure Durability and Low Maintenance: By utilizing Trex decking material, known for its high-quality composite construction, the project aims to create a durable and long-lasting deck. Trex decking is resistant to rot, fading, staining, and warping, significantly reducing the need for ongoing maintenance.

Enhance Aesthetic Appeal: The design of the deck will be carefully considered to ensure it complements the existing architecture and landscape of the property. The choice of Trex decking color and texture will harmonize with the surroundings, creating a visually appealing outdoor space that seamlessly blends with the natural environment.

Provide Safety Features: The inclusion of a sturdy railing system will be a crucial element of this project. The railing will provide a protective barrier along three sides of the deck, ensuring the safety of users, particularly in elevated areas. The steps leading down to the lower terrace will be designed with appropriate dimensions and materials to facilitate safe and easy access.

Improve Accessibility: The steps down to the lower terrace will be constructed to provide a seamless transition from the deck, enabling convenient access to the lower level of the property.

Project Scope

1. **Design and Planning:** The deck design will be carefully developed, taking into account the property's layout, architectural style, and functional requirements.
2. **Excavation and Site Preparation:** The construction area will be excavated, removing any vegetation, debris, or obstructions. The ground will be leveled and compacted to provide a stable foundation for the deck structure.
3. **Footings and Support Structures:** Properly sized and positioned footings will be installed to provide stability and support for the deck. The support posts and beams will be

constructed using suitable materials and techniques, ensuring structural integrity and load-bearing capacity.

4. **Trex Decking Installation:** Trex composite decking boards will be securely fastened to the deck framework. The boards will be carefully aligned and installed, creating a smooth and even surface that meets safety standards and aesthetic expectations.

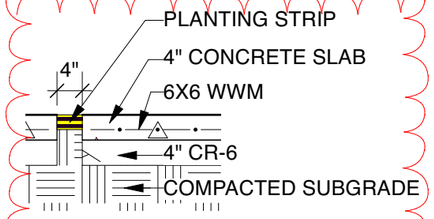
5. **Railing System:** A sturdy and code-compliant railing system will be installed along the perimeter of the deck. The railing material and design will be selected to enhance safety while complementing the overall deck aesthetics. The railing will be securely attached to the deck structure to provide stability and support.

6. **Steps and Access to Lower Terrace:** Steps will be constructed to facilitate safe and convenient access from the deck to the lower terrace. The design and dimensions of the steps will adhere to local building codes, ensuring proper riser and tread measurements for ease of use and safety.

Conclusion

The construction of a Trex deck with railing and steps down to a lower terrace will provide a functional, durable, and visually appealing outdoor space. By utilizing high-quality materials and adhering to safety and accessibility standards, the project aims to enhance the property's value while offering an enjoyable and versatile area for outdoor activities. The completed deck will provide a welcoming space to relax, entertain, and enjoy the surrounding natural beauty.

EXIST'G TREE
YARD DRAIN
EXISTING CURB
SECTION
HOUSE NUMBER ON PARGED CMU
REPLACE DRIVE APRON PER TOWN OF SOMERSET RESIDENTIAL DRIVEWAY APRON REQUIREMENTS
REPLACE DRIVEWAY w/ CONC. PLANT 4" GAPS BETWEEN SLABS. SEE DRIVEWAY SECTION
REPLACE RETAINING WALL SEE ENGINEERING DWGS.
LIMIT OF FOOTING
TRENCH DRAIN
HORIZONTAL BOARD SCREEN
A.C.
FRONT WALK CONCRETE
18" X 18" CONCRETE STEPPING STONES
EXIST'G SEGMENTAL RETAINING WALL
GUARDRAIL
DECK
7'-0"
10'-10 3/4"
PROTECT NEIGHBOR'S SHRUBS. TIE & WRAP IN BURLAP AS NEEDED.
TREX DECKING
TREX RAIL
DOWN
DOWN
98
96
94
92
90
88
86
84
82
80
48" Tulip Pc
32" Tulip Poplar



DRIVEWAY SECTION
1/2" = 1'-0"

LIGHTING KEY

PATHLIGHT	9
STEP LIGHT	6
UPLIGHT	1
DUPLEX OUTLET	3

- SMART LIGHT SYSTEM

LANDSCAPE CONCEPT PLAN
1" = 10'

GRAPHIC SCALE"= 1" = 10'
0 5 10 15

DENCHFIELD
LANDSCAPING, INC.
5950 Ager Rd
Hyattsville MD 20782
301-949-5000

LaMadrid - Bremer Residence
5613 Warwick Place
Chevy Chase, Maryland 20815

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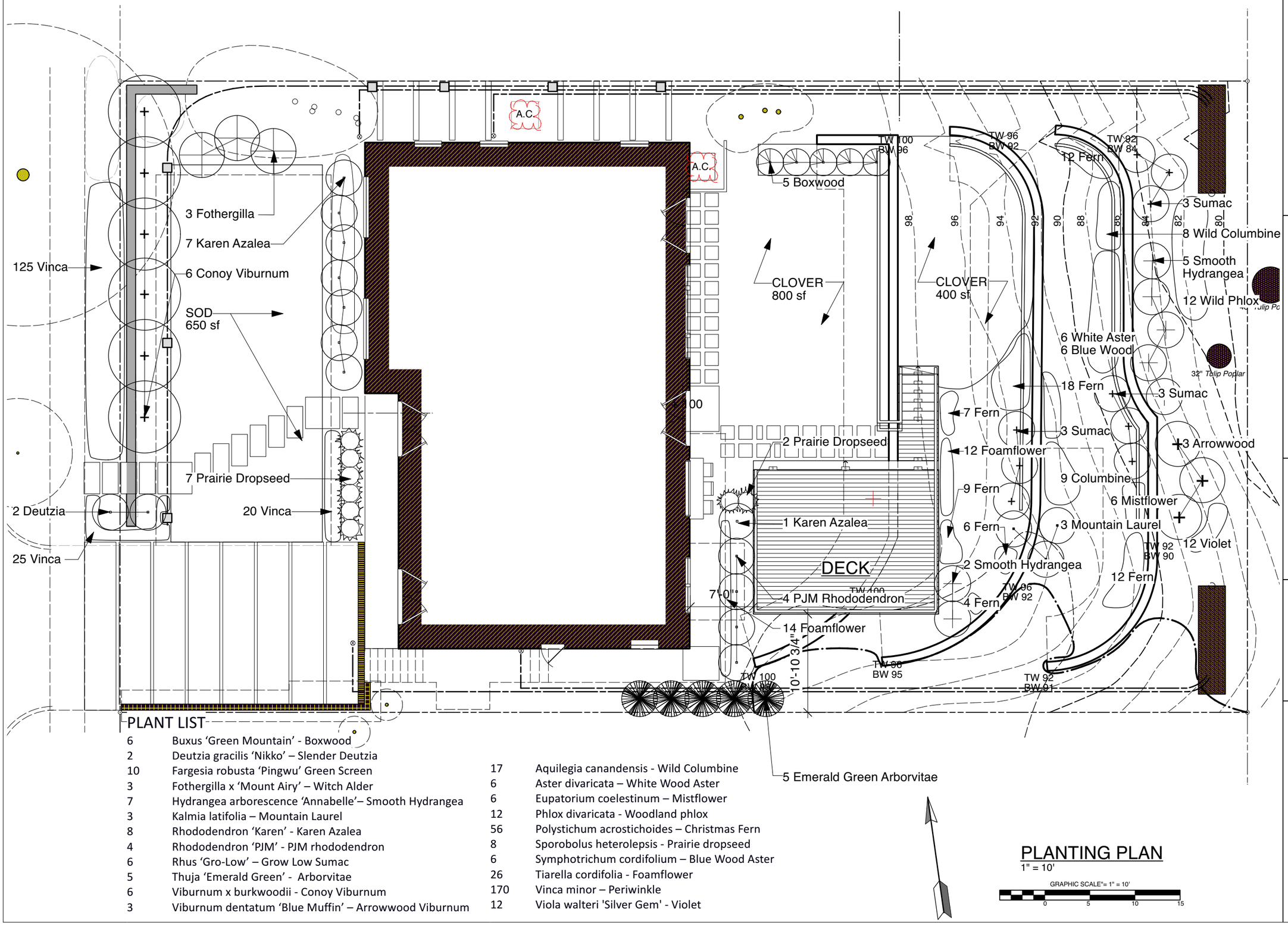
Landscape Concept Plan

Scale As Noted

L-1
SHEET 1 OF 2



PLANT LIST

6	Buxus ‘Green Mountain’ - Boxwood	17	Aquilegia canandensis - Wild Columbine
2	Deutzia gracilis ‘Nikko’ – Slender Deutzia	6	Aster divaricata – White Wood Aster
10	Fargesia robusta ‘Pingwu’ Green Screen	6	Eupatorium coelestinum – Mistflower
3	Fothergilla x ‘Mount Airy’ – Witch Alder	12	Phlox divaricata - Woodland phlox
7	Hydrangea arborescence ‘Annabelle’– Smooth Hydrangea	56	Polystichum acrostichoides – Christmas Fern
3	Kalmia latifolia – Mountain Laurel	8	Sporobolus heterolepsis - Prairie dropseed
8	Rhododendron ‘Karen’ - Karen Azalea	6	Symphotrichum cordifolium – Blue Wood Aster
4	Rhododendron ‘PJM’ - PJM rhododendron	26	Tiarella cordifolia - Foamflower
6	Rhus ‘Gro-Low’ – Grow Low Sumac	170	Vinca minor – Periwinkle
5	Thuja ‘Emerald Green’ - Arborvitae	12	Viola walteri 'Silver Gem' - Violet
6	Viburnum x burkwoodii - Conoy Viburnum		
3	Viburnum dentatum ‘Blue Muffin’ – Arrowwood Viburnum		

PLANTING PLAN

1" = 10'

GRAPHIC SCALE"= 1" = 10'

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Planting Plan

Scale As Noted

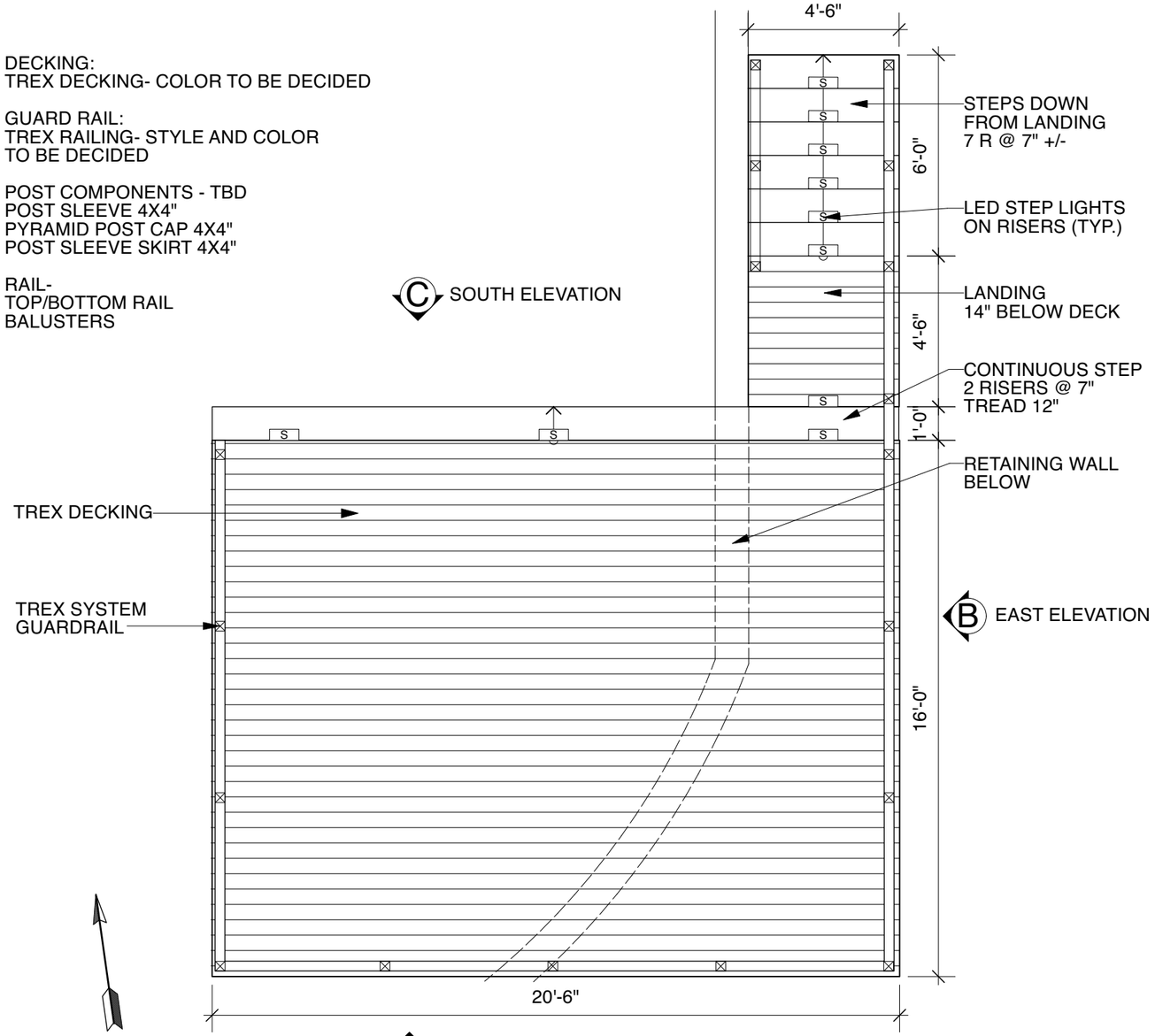
L-2
SHEET 2 OF 2

DECKING:
TREX DECKING- COLOR TO BE DECIDED

GUARD RAIL:
TREX RAILING- STYLE AND COLOR
TO BE DECIDED

POST COMPONENTS - TBD
POST SLEEVE 4X4"
PYRAMID POST CAP 4X4"
POST SLEEVE SKIRT 4X4"

RAIL-
TOP/BOTTOM RAIL
BALUSTERS



C SOUTH ELEVATION

B EAST ELEVATION

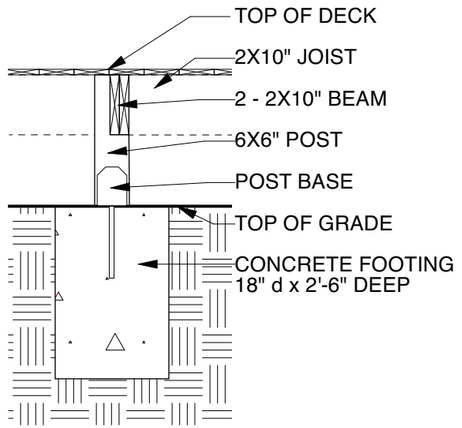
A NORTH ELEVATION

DECK PLAN
1/4" = 1'-0"

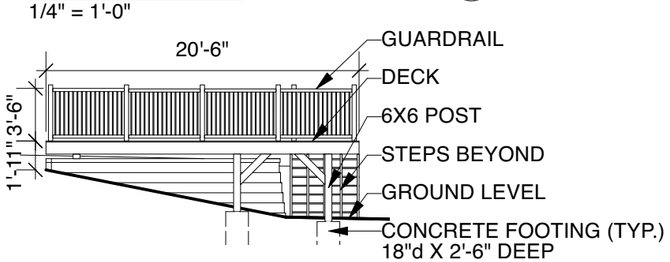
DECK WORKSHEET
1. Free-Standing Deck
2. Deck Dimensions (L): 16'-0" x (W) 20'-6" x Height varies 14" to 5'-0"
3. Footing Size: 18" d x 2'-6" deep
Total #: 14 (including stairs)
4. Post Spacing: 8'-9" (9'-0" maximum)
5. Beam Size (2) 2" x 10"
6. Post Base/Cap Connectors: YES
7. Freestanding deck
8. Joists 2" x 10" @ 16" o.c.
9. Deck Boards: Composite*
(*Provide current Code Evaluation Report @ Framing Inspection)
10. Guardrails: Composite*
(*Provide current Code Evaluation Report @ Framing Inspection)

MATERIALS
POST - P.T. 6 X 6"
GUARD RAIL POST - P.T. 4 X 4" (COVERED)
BEAM - P.T. 2- 2 X 10"
JOIST - P.T. 2 X 10"
DECKING - TREX

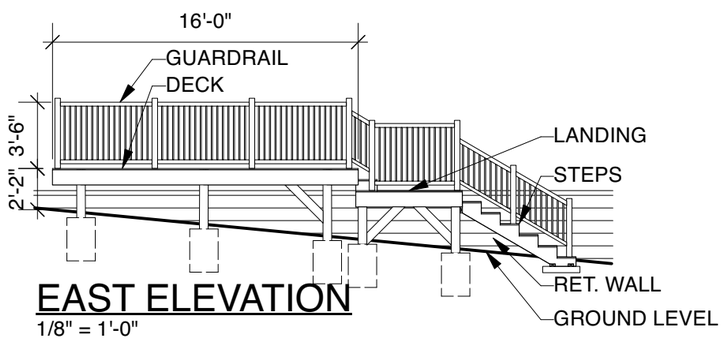
NOTE: DEFAULT TO MONTGOMERY COUNTY RESIDENTIAL DECK DETAILS 4/20/2020 WHERE SPECIFICATIONS ARE INCOMPLETE. (TYP.)



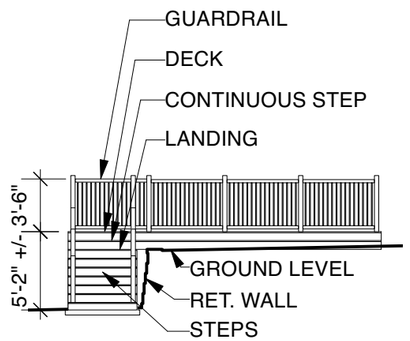
DECK FOOTING DETAIL
1/2" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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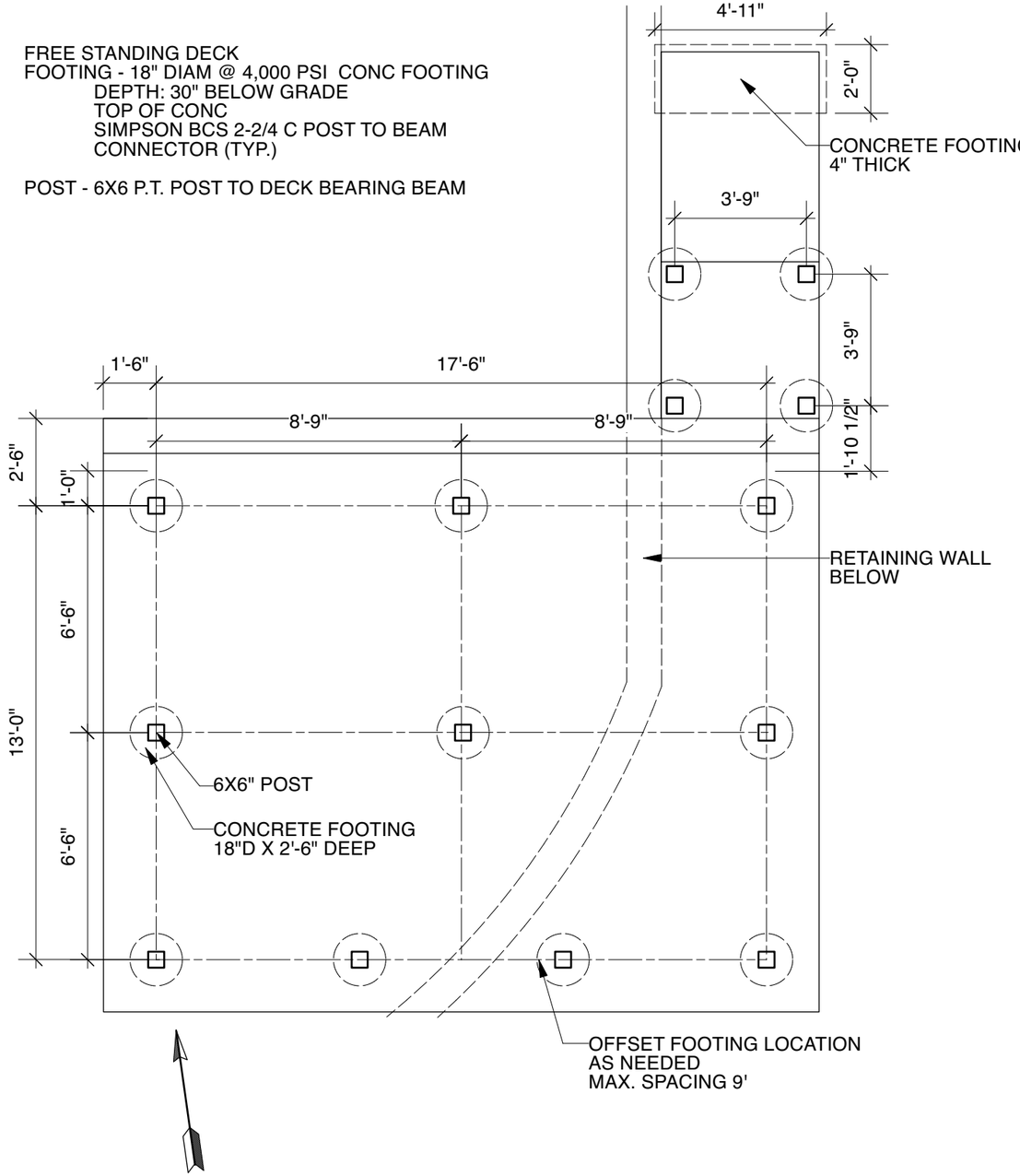
Deck Plan & Elevations

Scale As Noted

D-1
SHEET 1 OF 2

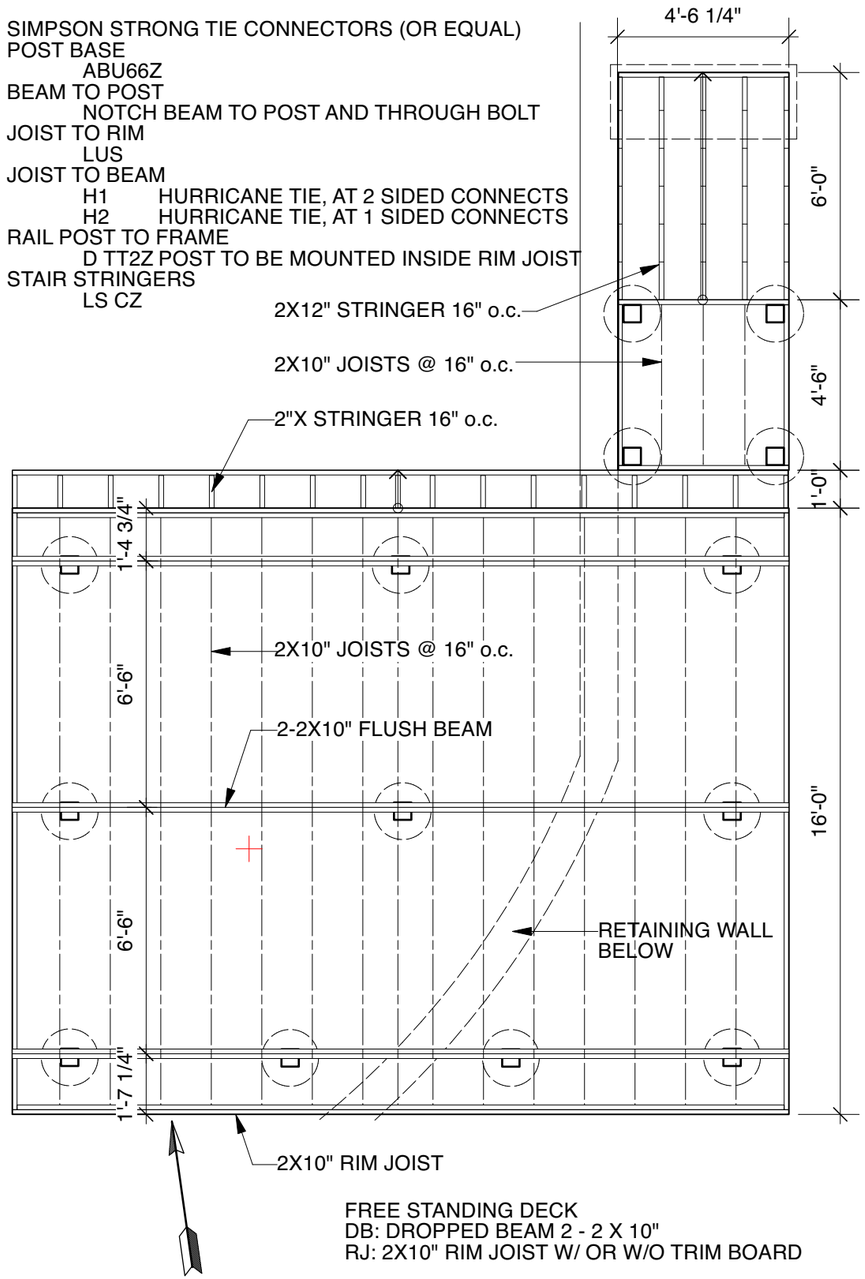
FREE STANDING DECK
FOOTING - 18" DIAM @ 4,000 PSI CONC FOOTING
DEPTH: 30" BELOW GRADE
TOP OF CONC
SIMPSON BCS 2-2/4 C POST TO BEAM
CONNECTOR (TYP.)

POST - 6X6 P.T. POST TO DECK BEARING BEAM



FOUNDATION PLAN
1/4" = 1'-0"

SIMPSON STRONG TIE CONNECTORS (OR EQUAL)
POST BASE
ABU66Z
BEAM TO POST
NOTCH BEAM TO POST AND THROUGH BOLT
JOIST TO RIM
LUS
JOIST TO BEAM
H1 HURRICANE TIE, AT 2 SIDED CONNECTS
H2 HURRICANE TIE, AT 1 SIDED CONNECTS
RAIL POST TO FRAME
D TT2Z POST TO BE MOUNTED INSIDE RIM JOIST
STAIR STRINGERS
LS CZ



FREE STANDING DECK
DB: DROPPED BEAM 2 - 2 X 10"
RJ: 2X10" RIM JOIST W/ OR W/O TRIM BOARD

FRAMING PLAN
1/4" = 1'-0"

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Footing Plan
Framing Plan
Details

Scale As Noted

D-2
SHEET 2 OF 2

GENERAL STRUCTURAL NOTES

A. BUILDING CODES AND STANDARDS

1. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATION REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION, QUALITY CONTROL AND SAFETY OF ALL WORK PERFORMED ON THE PROJECT.
   a. MARYLAND BUILDING PERFORMANCE STANDARDS: 2018 INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL EXISTING BUILDING CODE, 2018 INTERNATIONAL RESIDENTIAL CODE.
   b. "MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES", (ASCE/SEI 7-10) AMERICAN SOCIETY OF CIVIL ENGINEERS.
   c. LOCAL AMENDMENTS.
2. ADDITIONAL CODES FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES.

B. DESIGN LOADS

1. LATERAL LOADS - EARTH PRESSURE
   a. SOIL DENSITY: 100 PCF (LB/FT^3)
   b. LATERAL EQUIVALENT FLUID PRESSURE
      (1) ACTIVE CONDITION (CANTILEVERED RETAINING WALLS): 40 PSF/FT OF DEPTH
      (2) PASSIVE CONDITION: 250 PSF/FT OF DEPTH

C. FOUNDATION / EARTH WORK / GEOTECHNICAL REPORT

1. DESIGN DATA:
   a. FOUNDATIONS HAVE BEEN DESIGNED WITH AN ASSUMED BEARING CAPACITY OF 1,500PSF. THE ALLOWABLE BEARING PRESSURE WAS NOT PROVIDED IN THE GEOTECHNICAL REPORT FOR THIS PROJECT, AND THUS THE OWNER HAS ACCEPTED THE RISK.
   b. ALL EXTERIOR FOUNDATIONS AND/OR FOUNDATIONS SUBJECT TO FROST SHALL BEAR A MINIMUM OF 2'-6" BELOW GRADE. FOUNDATIONS SHALL STEP DOWN AS REQUIRED TO MAINTAIN THIS MINIMUM BELOW GRADE. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT AND RGA IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT.
2. FOUNDATION SYSTEM
   a. WALL FOOTINGS
      (1) BUILDING SPREAD AND STRIP FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL SOILS OR PROPERLY PLACED AND COMPACTED ENGINEERED FILL WITH AN ALLOWABLE BEARING PRESSURE OF 1500 PSF.
3. GENERAL
   a. SEE THE SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS FOR EXCAVATION AND PREPARATION OF THE FOUNDATION AND SLAB-ON-GRADE SUBGRADE, INCLUDING COMPACTION PROCEDURES. REQUIREMENTS CONTAINED IN THE GEOTECHNICAL REPORT ARE PART OF THIS WORK.
   b. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS THAT MAY AFFECT THE INSTALLATION OF THE FOUNDATION SYSTEM AS SHOWN PRIOR TO STARTING WORK. SEE ALSO NOTES UNDER THE "CONSTRUCTION" SECTION.
   c. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES, EXISTING STRUCTURES, ETC., WHETHER INDICATED OR NOT, WHICH MAY BE AFFECTED BY THE CONSTRUCTION PROCESS.
   d. UTILITY LINES SHALL NOT BE PLACED THROUGH OR BELOW FOUNDATIONS WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
   e. BEARING ELEVATIONS INDICATED ON THE DRAWINGS ARE ESTIMATED FROM SOIL BEARING DATA INDICATED IN THE GEOTECHNICAL REPORT. PRIOR TO PLACING FOUNDATIONS, AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER SHALL MAKE DETERMINATION OF FINAL BEARING ELEVATIONS AND VERIFICATION OF ALLOWABLE BEARING PRESSURE. SHOULD GEOTECHNICAL ENGINEER DETERMINE THAT BEARING ELEVATION MUST BE LOWERED TO ACHIEVE DESIGN SOIL BEARING CAPACITY CONTRACTOR SHALL UNDERCUT AND REPLACE WITH LEAN CONCRETE OR COMPACTED STRUCTURAL FILL.
   f. CONCRETE FOR FOUNDATIONS SHALL BE POURED ON THE SAME DAY SUBGRADE APPROVAL IS GIVEN BY THE GEOTECHNICAL ENGINEER.
   g. THE SLOPE BETWEEN THE LOWER EDGES OF ADJACENT FOUNDATIONS SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE ON PLANS. MAINTAIN A 1:1 SLOPE FROM BOTTOM EDGE OF ANY EXCAVATION.
   h. FOLLOWING REQUIRED STRIPPING OPERATIONS, ANY PROOFROLLING SHALL BE AS DIRECTED BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER. THE PURPOSE OF THE PROOFROLLING WILL BE TO LOCATE ANY ISOLATED AREAS OF SOFT OR LOOSE SOILS REQUIRING IMPROVEMENT OR REPLACEMENT. SOFT AREAS SHALL BE UNDERCUT AND REPLACED BY PROPERLY COMPACTED MATERIALS.
   i. ALL SHORING, SHEETING, AND DEWATERING SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION SHALL DESIGN SHEETING AND SHORING. ALL SUBMITTALS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
4. BACKFILL
   a. ALL BACKFILL SHALL BE ACCOMPLISHED USING MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER, WITH OPTIMUM MOISTURE CONTENT FOR COMPACTING AND SHALL BE FREE OF DEBRIS.
   b. WHERE THE FINAL GRADE ELEVATIONS ARE APPROXIMATELY EQUAL ON BOTH SIDES OF A WALL, BACKFILL IN LIFTS TO MAINTAIN LEVEL ELEVATIONS WITHIN 12" ON BOTH SIDES AT ANY TIME.
   c. NO BACKFILL MATERIAL SHALL BE PLACED AGAINST RETAINING WALLS UNTIL THE WALLS ARE IN PLACE FOR AT LEAST 7 DAYS AND A MINIMUM OF 75% f'c IS ACHIEVED, OR ADEQUATE TEMPORARY BRACING, AS DESIGNED BY THE CONTRACTOR'S ENGINEER, IS INSTALLED. THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION SHALL DESIGN ANY REQUIRED BRACING. ALL SUBMITTALS SHALL BEAR THE ENGINEER'S SEAL AND SIGNATURE.
5. STRUCTURAL FILL
   a. REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS FOR COMPACTED STRUCTURAL FILL. REQUIREMENTS CONTAINED IN THIS GEOTECHNICAL REPORT ARE PART OF THIS WORK. INSPECTION OF THE PLACEMENT OF COMPACTED STRUCTURAL FILL SHALL BE BY AN EXPERIENCED, QUALIFIED GEOTECHNICAL ENGINEER.
   b. APPROVED MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES OF LOOSE THICKNESS. MOISTURE CONDITIONED AS REQUIRED TO ACHIEVE COMPACTION TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY OBTAINED IN ACCORDANCE WITH ASTM SPECIFICATION D-698 (STANDARD PROCTOR) FOR FILL BELOW FOOTINGS. COMPACTION OF FILL SOILS USED AS SUBGRADE FOR SLABS-ON-GRADE CONSTRUCTION SHALL BE SIMILARLY COMPACTED TO 98% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-698 (STANDARD PROCTOR).

D. CONSTRUCTION

1. GENERAL

(NOTE: "RGA" SHALL REFER TO RATHGEBER/GOSS ASSOCIATES, THE STRUCTURAL ENGINEER OF RECORD.)

   a. THESE DRAWINGS REPRESENT THE COMPLETED PROJECT WHICH HAS BEEN DESIGNED FOR THE WEIGHTS OF MATERIALS AND FOR THE SUPERIMPOSED LOADS INDICATED ON THE DRAWINGS IN THE DESIGN LOADS SECTION OF THE GENERAL NOTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALLOWABLE CONSTRUCTION LOADS AND TO PROVIDE PROPER DESIGN AND CONSTRUCTION OF FORMWORK, STAGINGS, BRACING, SHEETING AND SHORING, RESHORING ETC. THIS INCLUDES ANY DESIGN REQUIRED FOR THE CONTRACTOR VEHICLES, FORKLIFTS, MATERIAL STORAGE, MOBILE CRANES, ETC. MEANS AND METHODS OF CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY DRAWINGS AND/OR CALCULATIONS RELATED TO THE MEANS AND METHODS OF CONSTRUCTION (AS NOTED ABOVE) SHALL BE SUBMITTED TO RGA FOR REVIEW AND SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION AND RETAINED BY THE CONTRACTOR.
   b. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, DETAILS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
   c. WORK NOT INCLUDED ON THE DRAWINGS BUT IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES ELSEWHERE ON THE DRAWINGS SHALL BE REPEATED.
   d. IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
   e. DRAWINGS SHALL NOT BE SCALED TO OBTAIN LAYOUT INFORMATION OR DIMENSIONS.
   f. ALL DIMENSIONS LOCATING STRUCTURAL ELEMENTS AND SLAB EDGES, ETC., MUST BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY.
   g. ALL COSTS OF INVESTIGATION AND/OR REDESIGN, DUE TO THE CONTRACTOR MIS-LOCATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE PROJECT DOCUMENTS, SHALL BE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PROVIDE THEIR OWN ENGINEERING OR CONTRACT DIRECTLY WITH RGA FOR THESE SERVICES. IN THE LATTER CASE, RGA SHALL BE PAID BY THE CONTRACTOR FOR ITS TIME SPENT IN REVIEWING THE CONTRACTOR'S ENGINEER'S WORK IN RESOLVING EACH SUCH ISSUE.
   h. SEE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DETAILED INFORMATION REGARDING FINISHES, FIREPROOFING, WATERPROOFING, ETC.

2. SHOP DRAWINGS
   a. UNAUTHORIZED REPRODUCTION OF ANY PORTION OF STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.
   b. IF AUTHORIZED BY RGA, USE OF ELECTRONIC FILES FOR PRODUCTION OF THESE PLANS AS SHOP DRAWINGS IS PERMITTED. THE GENERAL CONTRACTOR MUST SIGN AND RETURN RATHGEBER/GOSS ASSOCIATES' STANDARD CADD FILE INDEMNIFICATION LETTER PRIOR TO RECEIVING THE FILES.
   c. SHOP DRAWINGS SUBMITTED FOR STRUCTURAL REVIEW WILL BE RETURNED BY RGA IN THE SAME FORMAT AS THEY ARE RECEIVED. ANY REPRODUCTION COST WILL BE AT THE EXPENSE OF THE CONTRACTOR. IF LOCAL JURISDICTION REQUIRES HARD COPIES TO BE SUBMITTED FOR RECORD IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND PROVIDE DOCUMENTS.
   d. SUBMIT SHOP DRAWINGS TO ALLOW AT LEAST 15 BUSINESS DAYS FOR STRUCTURAL REVIEW BEFORE DATE REVIEWED SUBMITTALS WILL BE NEEDED. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SUBMITTAL PACKAGE IS COMPLETE AND SUBMITTED WITH AMPLE TIME FOR REVIEW. SHOP DRAWINGS SHALL BEAR THE CONTRACTOR'S STAMP OF APPROVAL WHICH SHALL CONSTITUTE CERTIFICATION THAT THE CONTRACTOR HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS AND SIMILAR DATA AND HAVE CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. LARGE OR COMPLEX SUBMITTALS MAY REQUIRE TIME IN EXCESS OF THE 15 BUSINESS DAYS FOR THE STRUCTURAL REVIEW INCLUDING THOSE IN EXCESS OF 3 SETS OF DRAWINGS.
   e. CONTRACTOR SHALL FURNISH DIMENSIONED SHOP DRAWINGS AT ALL LEVELS LOCATING FLOOR AND ROOF EDGES FOR REVIEW BY THE ARCHITECT AND RGA A MINIMUM OF TWO WEEKS PRIOR TO FRAMING THESE LEVELS.
   f. CONTRACTOR SHALL FURNISH DIMENSIONED SHOP DRAWINGS AT ALL LEVELS SHOWING THE LOCATIONS OF ALL SLEEVES AND OPENINGS REQUIRED BY ALL TRADES A MINIMUM OF TWO WEEKS PRIOR TO SUBMITTING SLAB/DECK AND FRAMING SHOP DRAWINGS.

E. STRUCTURAL INSPECTION AND TESTING

1. THE OWNER WILL ENGAGE A TESTING AGENCY TO PROVIDE SERVICES INDICATED IN THE STRUCTURAL GENERAL NOTES AND IN THE CONTRACT SPECIFICATIONS.
2. AT A MINIMUM, THE INSPECTION WILL CONSIST OF VERIFYING CONFORMANCE OF THE CONSTRUCTION WITH THE STRUCTURAL CONTRACT DOCUMENTS.
3. SEE SPECIFIC SECTION OF THESE NOTES, SPECIFICATIONS, AND PRODUCT MANUFACTURER'S GUIDELINES FOR TESTING AND INSPECTION SCOPE FOR CONCRETE, STEEL, MASONRY, LIGHTGAGE, WOOD, POST-INSTALLED ANCHORS, FIBER-REINFORCED POLYMER AND ANY OTHER PROPRIETARY PRODUCTS UTILIZED.
4. THESE INSPECTION SERVICES DO NOT RELIEVE THE GENERAL CONTRACTOR OF RESPONSIBILITY FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.
5. WHERE SPECIAL INSPECTIONS ARE REQUIRED BY THE BUILDING CODE OR LOCAL JURISDICTION, THE OWNER'S TESTING AGENCY SHALL PERFORM THE SPECIAL INSPECTIONS FOR THE SCOPE SHOWN IN THE BUILDING CODE.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE TESTING AGENCY SITE VISITS WITH CONSTRUCTION SCHEDULE SO THAT ALL REQUIRED INSPECTIONS OR TESTS CAN BE PERFORMED.

F. CONCRETE

1. CODES
   a. "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-14", AMERICAN CONCRETE INSTITUTE.
   b. "SPECIFICATIONS FOR STRUCTURAL CONCRETE, ACI 301-10".
   c. "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE.
2. MATERIALS
   a. THE FOLLOWING ASTM STANDARDS AND DESIGN STRESSES SHALL BE USED FOR THE APPROPRIATE MATERIALS USED IN THE CONSTRUCTION OF THIS PROJECT.

APPLICATION	f'c @ 28 DA	WEIGHT (PCF)	W/C (MAX)*
RETAINING WALLS & FOOTINGS (EXTERIOR)	4500	145	0.45

*PUMP MIXES: MAXIMUM WATER/CEMENT RATIO MUST BE MAINTAINED. IF ADDITIONAL WORKABILITY IS REQUIRED FOR PUMPED PLACEMENT, THE HIGH OR MID-RANGE WATER REDUCERS SHALL BE USED IN LIEU OF ADDITIONAL WATER. WATER HELD BACK AT THE PLANT SHALL BE NOTED ON THE BATCH TICKET AND RECORDED ON THE INSPECTOR'S REPORT WHEN SAMPLE CYLINDERS ARE MADE.

   b. CEMENT: ASTM C150; TYPE I OR III
      ASTM C150; TYPE II FOR CONCRETE IN CONTACT WITH EARTH
   c. CEMENT SUBSTITUTES: ASTM C595, TYPE IS (LIMIT TO 50% MAX OF CEMENTITIOUS CONTENT BY WEIGHT)
   d. AGGREGATES: ASTM C33 (NORMAL WEIGHT)
   e. AIR: AIR-ENTRAINING ADMIXTURE TO COMPLY WITH ASTM C260.

RETAINING WALLS & FOOTINGS (EXTERIOR) 6% ± 1½%

*AIR CONTENT OF TROWEL FINISHED FLOORS SHALL NOT EXCEED 3%

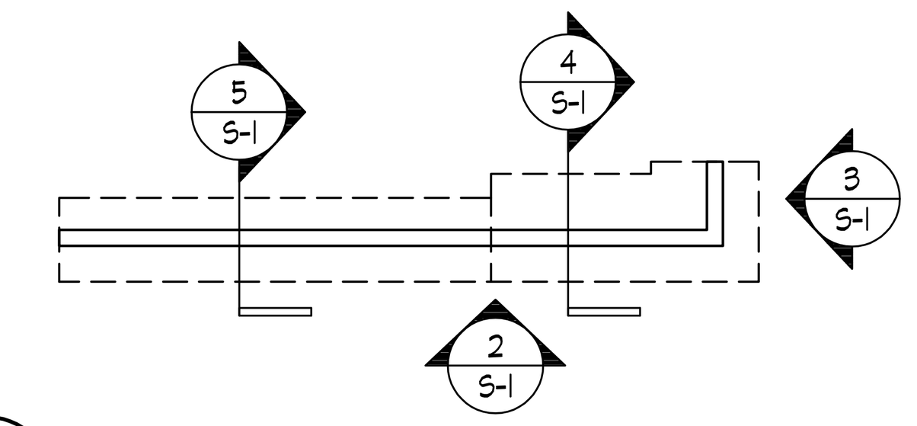
   f. REINFORCEMENT:
      DEFORMED REINFORCING BARS — ASTM A615, GRADE 60
      THREADED BAR AND COUPLER SPLICES — DYWIDAG MEETING ACI 318-12.14.3.4 OR APPROVED EQUAL
3. CAST-IN-PLACE
   a. REINFORCING STEEL CLEAR COVER SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
      (1) NON-POST-TENSIONED CONCRETE:
      - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH — 3"
      - CONCRETE EXPOSED TO EARTH OR WEATHER
        #6 BARS AND LARGER — 2"
        #5 BARS AND SMALLER — 1-1/2"
   b. NO SPLICES OF REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. MAKE BARS CONTINUOUS AROUND CORNERS. WHEN PERMITTED, SPLICES SHALL BE MADE BY CONTACT TENSION LAP SPLICES, UNLESS OTHERWISE NOTED.
   d. NO WELDING OF REINFORCING SHALL BE PERMITTED UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY THE STRUCTURAL ENGINEER.
   e. PROVIDE PLASTIC TIPPED BOLSTERS AND CHAIRS AT ALL LOCATIONS WHERE THE CONCRETE SURFACE IN CONTACT WITH THE BOLSTERS OR CHAIRS IS EXPOSED.
   h. CONSTRUCTION JOINTS AND CONTROL JOINTS IN SLABS ON GRADE SHALL BE ARRANGED TO LIMIT MAXIMUM LENGTH BETWEEN JOINTS TO 15'-0" IN ANY DIRECTION.
   i. CONSTRUCTION JOINTS FOR MILD-REINFORCED CONCRETE SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN. PROPOSED CONSTRUCTION JOINT LOCATIONS SHALL BE SHOWN ON REINFORCING STEEL SHOP DRAWINGS. ANY STOP IN CONCRETE WORK MUST BE MADE WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS, UNLESS OTHERWISE SHOWN. FOUNDATIONS, PILE CAPS, DRILLED PIERS, SLABS, BEAMS, GIRDERS AND JOISTS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE UNLESS SHOWN OTHERWISE.
   k. ALL FORMWORK SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION. ALL SUBMISSIONS SHALL BEAR THEIR ENGINEER'S SEAL AND SIGNATURE.
   l. NO SLEEVES SHALL BE PLACED THROUGH ANY CONCRETE ELEMENT UNLESS SHOWN ON THE STRUCTURAL DRAWINGS, APPROVED SLEEVING SHOP DRAWINGS OR SPECIFICALLY AUTHORIZED IN WRITING BY RGA.
   m. ALL INSERTS AND SLEEVES SHALL BE CAST-IN-PLACE WHENEVER FEASIBLE. DRILLED OR POWDER ACTUATED FASTENERS WILL BE PERMITTED ONLY WHEN PROVEN TO THE SATISFACTION OF THE STRUCTURAL ENGINEER THAT THE FASTENERS WILL NOT SPALL THE CONCRETE NOR DAMAGE ANY STRUCTURAL ELEMENT AND HAVE THE SAME CAPACITY AS CAST-IN-PLACE INSERTS.
   n. CORE DRILLING OF FOUNDATIONS, BEAMS, JOISTS, SLABS, COLUMNS OR ANY POST-TENSIONED MEMBERS SHALL NOT BE PERMITTED UNLESS AUTHORIZED IN WRITING BY RGA. CONTRACTOR TO LOCATE ALL EXISTING REINFORCING IN CONCRETE MEMBERS SCHEDULED FOR DRILLING.
   p. CHAMFER ALL EXPOSED CONCRETE CORNERS, 3/4" x 3/4" MINIMUM, UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
4. INSPECTION AND TESTING
   a. THE OWNER WILL ENGAGE A TESTING AGENCY TO PROVIDE SERVICES AS INDICATED BELOW AND SUBMIT REPORTS.
   b. CAST-IN-PLACE CONCRETE:
      (1) THE AGENCY SHALL INSPECT THE FORM WORK AND REINFORCING STEEL PLACEMENT FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND SHOP DRAWINGS. THE AGENCY SHALL MONITOR ALL STRUCTURAL CONCRETE PLACEMENT FOR CONFORMANCE WITH APPLICABLE ACI REQUIREMENTS.
      (2) SAMPLE FRESH CONCRETE IN ACCORDANCE WITH ASTM C172. MOLD TEST CYLINDERS IN ACCORDANCE WITH ASTM C31.
      (3) THE FOLLOWING NUMBER OF 4" DIAMETER X 8" LONG TEST CYLINDERS SHALL BE CAST FOR EACH DAY'S POUR OR EACH 100 CUBIC YARDS, WHICHEVER RESULTS IN MORE TEST CYLINDERS.

      FOR RETAINING WALLS AND FOOTINGS:
      3 @ 7 DAYS, LAB CURED
      3 @ 7 DAYS, FIELD CURED
      3 @ 28 DAYS, LAB CURED
      3 @ 28 DAYS, FIELD CURED
      3 @ 56 DAYS, LAB CURED

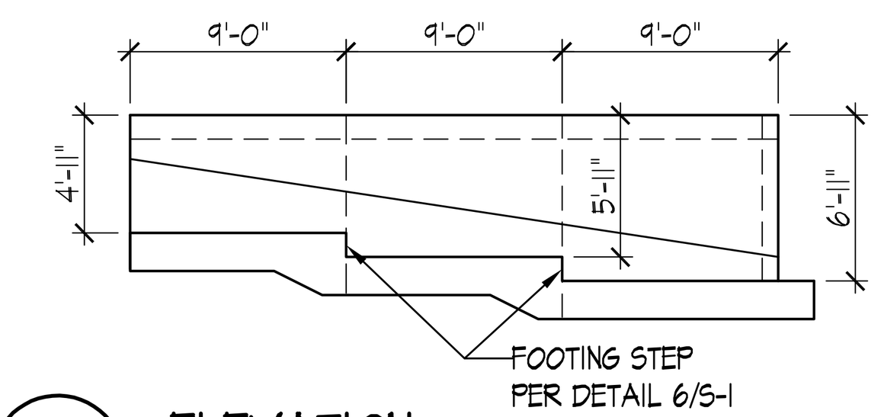
      (4) THE AGENCY WILL MAKE ADDITIONAL TESTS OF IN-PLACE CONCRETE AT THE CONTRACTOR'S EXPENSE WHEN THE TEST RESULTS INDICATE SPECIFIED CONCRETE STRENGTHS HAVE NOT BEEN ATTAINED, AS DIRECTED BY THE STRUCTURAL ENGINEER.

G. MASONRY

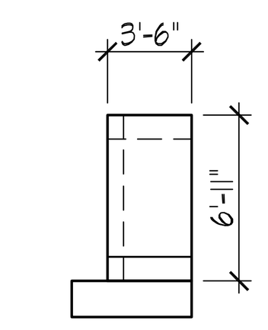
1. CODES
   a. "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI 530-13 / ASCE 5-13" AND "SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1-13 / ASCE 6-13".
2. MATERIALS
   a. NET COMPRESSIVE STRENGTH OF MASONRY (ASSEMBLY) — F'm = 1900 PSI, UNIT STRENGTH METHOD OR PRISM TEST METHOD PER ACI 530/ASCE 5
   b. LOAD BEARING CONCRETE — HOLLOW AND SOLID - ASTM C90, NORMAL MASONRY UNITS WEIGHT, NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS = 1900 PSI.
   e. MORTAR — ASTM C270 - TYPE S (BELOW GRADE) TYPE S (ABOVE GRADE)
   f. GROUT — ASTM C476, MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 2000 PSI.
   g. HORIZONTAL JOINT REINFORCING — ASTM A82, 9 GAGE TRUSS-TYPE GALVANIZED
3. GENERAL
   a. PROVIDE STANDARD WEIGHT GALVANIZED HORIZONTAL JOINT REINFORCEMENT IN WALLS AND PARTITIONS AT 16" O.C. UNLESS OTHERWISE SHOWN OR NOTED. PROVIDE ONE PIECE PREFABRICATED UNITS AT 8" O.C. AT ALL WALL CORNERS AND INTERSECTIONS. LAP REINFORCEMENT A MIN OF 2 BARS.
   b. PROVIDE MASONRY ANCHORS AT 16" O.C. SET ON COURSING AND ATTACHED TO ALL BEAMS, COLUMNS, PARTITIONS AND WALLS ABUTTING OR EMBEDDED IN MASONRY.
   c. PROVIDE BOND BEAMS WITH 2#4 HORIZONTAL REINFORCEMENT CONTINUOUS IN ALL MASONRY WALLS AT EACH FRAMING LEVEL.
   d. ALL PIERS AND PARTITIONS SHALL BE BONDED OR ANCHORED TO ADJACENT MASONRY WALLS. PROVIDE TIES TO ADJACENT FLOOR AND ROOF CONSTRUCTION IN ACCORDANCE WITH DETAILS AND DRAWINGS.
   e. IN MULTIPLE WYTHE WALLS (CAVITY AND COMPOSITE WALLS,) BOND THE WYTHES TOGETHER WITH RIGID METAL TIES OR PREFABRICATED JOINT REINFORCEMENT CONFORMING TO ACI 530/ASCE 5 REQUIREMENTS. COMPLETELY FILL ALL COLLAR JOINTS IN COMPOSITE WALLS WITH MORTAR OR GROUT.
   f. IN GROUTED AND/OR REINFORCED MASONRY WALLS, USE MASONRY UNITS WITH CORES THAT ALIGN VERTICALLY TO PROVIDE CONTINUOUS UNOBSTRUCTED CELLS FOR GROUTING AND REINFORCING STEEL PLACEMENT.
      (1) MAXIMUM HEIGHT OF INDIVIDUAL GROUT LIFT NOT TO EXCEED 5 FEET.
      (2) CONSOLIDATE GROUT POURS EXCEEDING 12 INCHES IN HEIGHT BY MECHANICAL VIBRATION.
      (3) CONSTRUCT GROUT SPACES FREE OF MORTAR DROPPINGS, DEBRIS OR LOOSE AGGREGATES.
   g. SEE PLANS AND DETAILS FOR LAP SCHEDULE.
   h. ALL WALL SECTIONS AND PIERS LESS THAN 4 SQUARE FEET IN CROSS-SECTIONAL AREA TO BE FULLY GROUTED OR OF 100% SOLID MASONRY UNITS.
   i. CONTRACTOR SHALL PROVIDE ADEQUATE BRACING AND SUPPORT FOR ALL MASONRY WORK.
   j. CONTROL JOINTS ARE TO BE CONSTRUCTED IN ALL WALLS AND PARTITIONS PER ARCHITECTURAL DRAWINGS. IF NOT SHOWN, SEE STRUCTURAL SPECIFICATIONS AND DETAILS FOR GENERAL CONTROL JOINT REQUIREMENTS.
   k. SEE PLANS AND SCHEDULES FOR LINTEL SIZES.
   l. THE CONTRACTOR SHALL VERIFY ALL OPENINGS BELOW LINTELS INDICATED ARE ADEQUATE TO ACCEPT DOOR FRAMES, LOUVERS, ETC. AS SHOWN ON THE ARCHITECTURAL AND MECHANICAL DRAWINGS. NOTIFY THE ARCHITECT AND RGA OF ANY DISCREPANCIES PRIOR TO LINTEL INSTALLATION.
   m. NO OPENINGS SHALL BE PLACED ABOVE ANY LINTEL WITHIN A HEIGHT LESS THAN OR EQUAL TO THE WIDTH OF THE CLEAR OPENING BELOW THE LINTEL, UNLESS SPECIFICALLY SHOWN OR APPROVED BY RGA.
   n. UNLESS NOTED ON THE ARCHITECTURAL DRAWINGS, PROVIDE VERTICAL CONTROL JOINTS IN THE CONCRETE MASONRY UNIT PORTION OF ALL WALLS AND PARTITIONS WHEN WALL LENGTH EXCEEDS 25'-0", AT JUNCTIONS OF BEARING AND NON-BEARING WALLS, CHANGES IN WALL HEIGHT OR THICKNESS, JUNCTIONS OF WALL WITH COLUMNS AND PIERS AND INTERSECTING WALL AND PARTITION JUNCTION WHEN THE PARTITION LENGTH EXCEEDS 12'-0".
4. INSPECTION AND TESTING
   a. THE OWNER WILL ENGAGE A TESTING AGENCY TO PROVIDE SERVICES AS INDICATED BELOW AND SUBMIT REPORTS PER LEVEL C QUALITY ASSURANCE OF ACI 530.
   b. THE AGENCY SHALL CONTINUOUSLY MONITOR THE FOLLOWING FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS: PROPORTIONING, MIXING AND CONSISTENCY OF MORTAR AND GROUT; THE PLACEMENT OF MASONRY UNITS, GROUT, REINFORCEMENT, AND CONNECTORS; CONSTRUCTION OF MORTAR JOINTS AND GROUT SPACE PRIOR TO GROUTING.
   c. SUBMIT GROUT AND MORTAR MIX DESIGNS AND MASONRY UNIT AND MATERIAL CERTIFICATIONS TO THE STRUCTURAL ENGINEER FOR APPROVAL.
   d. OBSERVE PREPARATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS IN ACCORDANCE WITH THE MASONRY CODE.
   e. THE CONTRACTOR SHALL PREPARE ONE SET OF PRISMS PER ASTM C-1314 FOR TESTING AT 7 DAYS AND ON SET FOR TESTING AT 28 DAYS. TESTS ARE TO BE CONDUCTED BY THE AGENCY FOR EACH 5000 SQUARE FEET OF WALL INSTALLED, BUT NOT LESS THAN TWO TESTS.



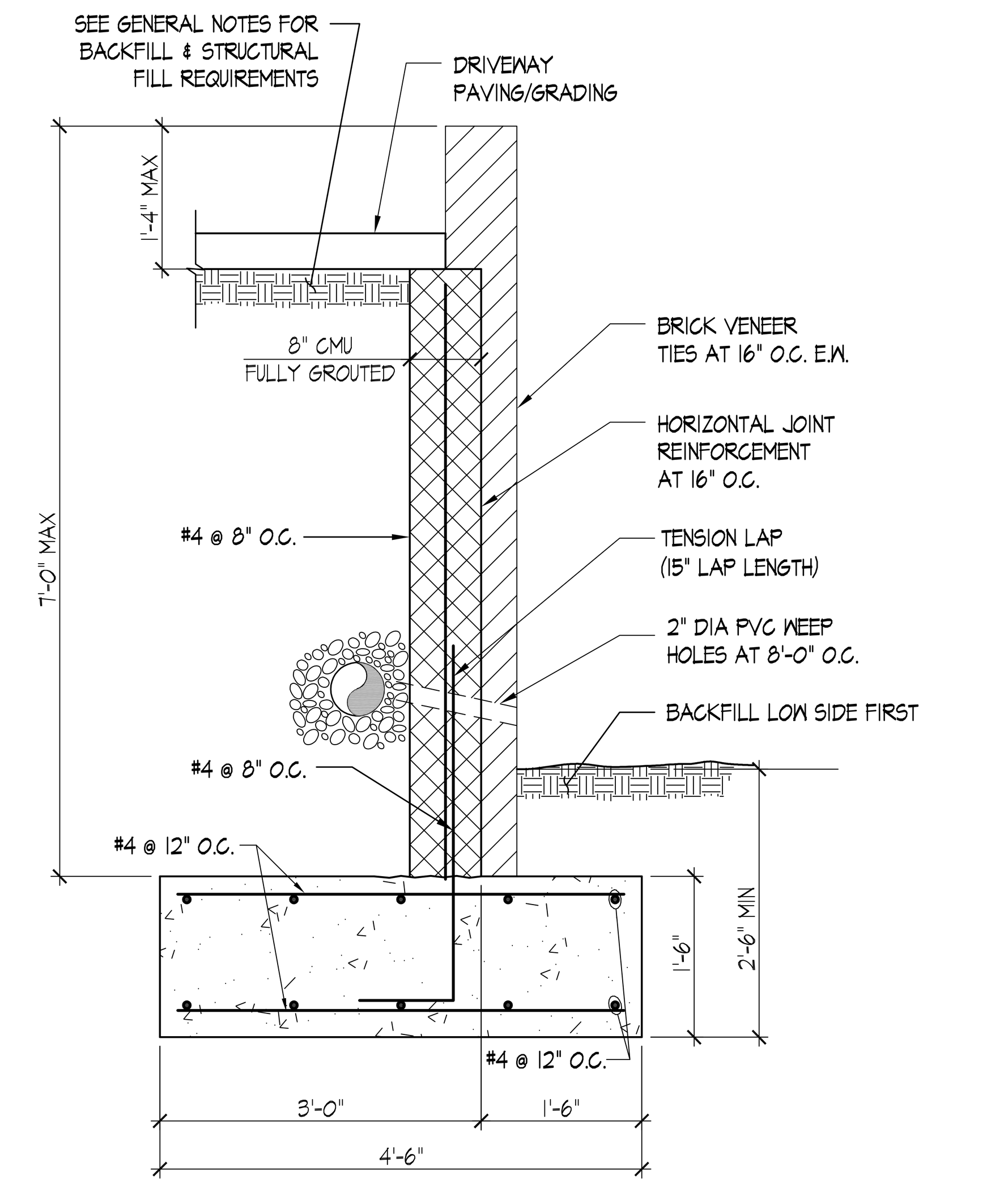
1 PARTIAL PLAN AT RETAINING WALL
SCALE: 1/8"=1'-0"



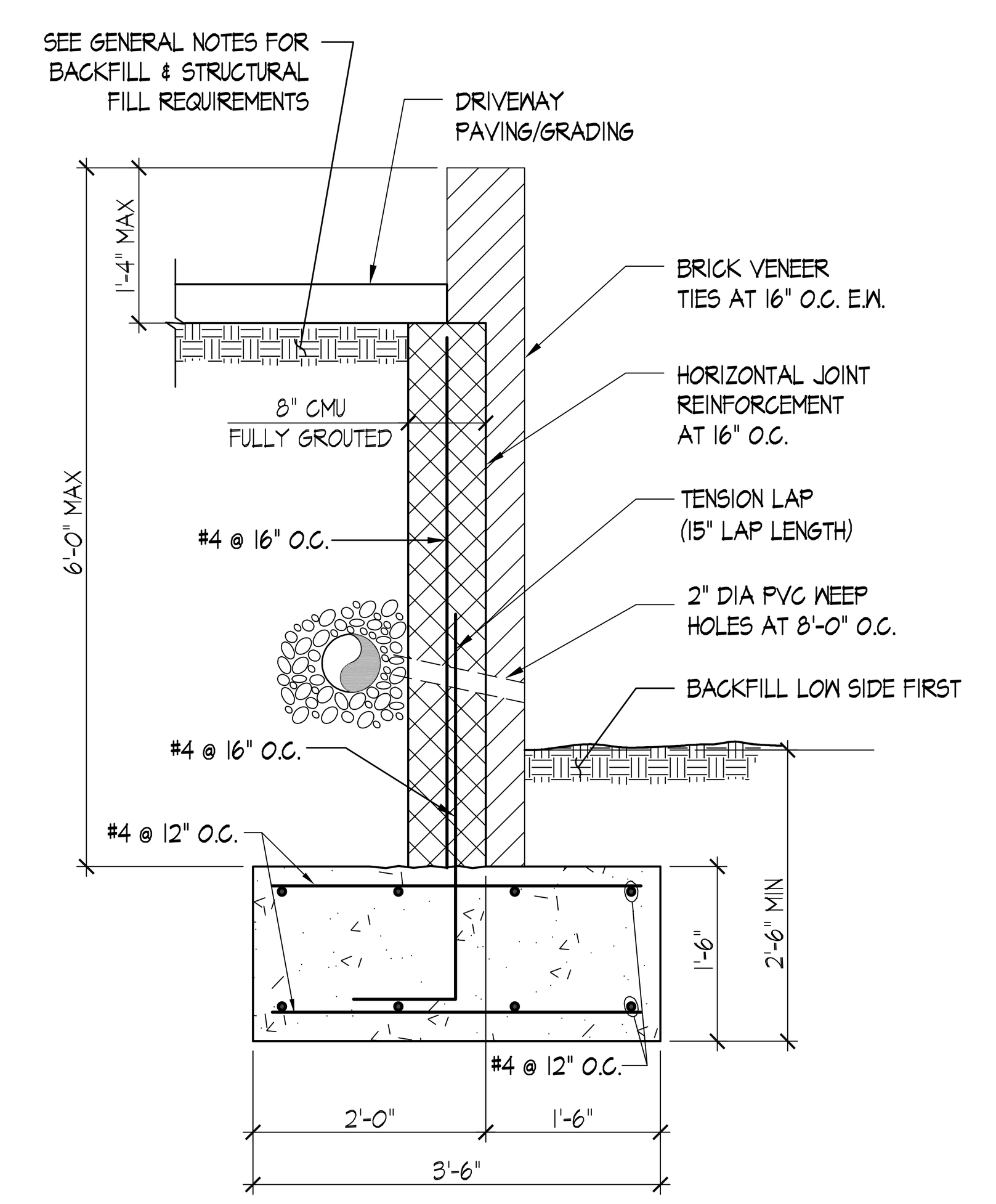
2 ELEVATION
SCALE: 1/8"=1'-0"



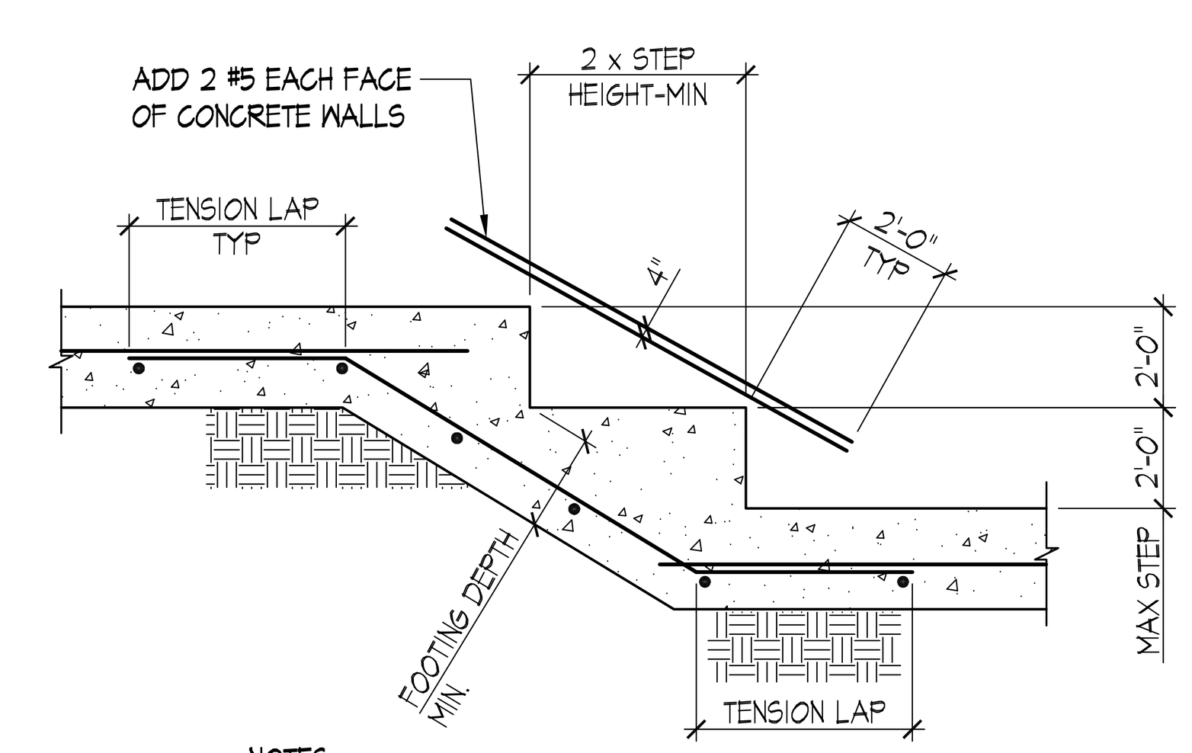
3 ELEVATION
SCALE: 1/8"=1'-0"



4 WALL SECTION
SCALE: 3/4"=1'-0"



5 WALL SECTION
SCALE: 3/4"=1'-0"



NOTES:
1) STEPS IN FOOTING ARE LIMITED TO GROUPS OF THREE WITH 8'-0" OF HORIZONTAL DISTANCE BETWEEN EACH GROUP. (MINIMUM)
2) SEE 7/S-1 FOR TENSION LAP SPLICE SCHEDULE.

6 TYPICAL STEPPED FOOTING

TENSION LAP SPLICE LENGTH FOR CONCRETE SLAB AND WALL REINFORCING BARS

BAR SIZE	LOCATION	CONCRETE STRENGTH, PSI 3000	4000
#3	TOP BARS	1'-5"	1'-4"
	OTHER BARS	1'-4"	1'-4"
#4	TOP BARS	2'-4"	2'-0"
	OTHER BARS	1'-10"	1'-7"
#5	TOP BARS	3'-5"	3'-0"
	OTHER BARS	2'-8"	2'-4"
#6	TOP BARS	4'-8"	4'-0"
	OTHER BARS	3'-7"	3'-1"
#7	TOP BARS	7'-6"	6'-6"
	OTHER BARS	5'-9"	5'-0"
#8	TOP BARS	9'-3"	8'-0"
	OTHER BARS	7'-2"	6'-2"

NOTES:
1) THIS DETAIL DOES NOT APPLY TO COLUMN VERTICAL BARS.
2) TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW THE BARS.
3) FOR LIGHTWEIGHT AGGREGATE, MULTIPLY ABOVE VALUES BY 1.3.
4) FOR GRADE 60 BARS.

7 TENSION LAP SPLICE LENGTH FOR SLAB AND WALL REINFORCING BARS

REVISIONS:

RATHGEBER/ GOSS ASSOCIATES
Consulting Structural Engineers
15871 Crabbs Branch Way
Rockville, Maryland 20855
Phone: (301) 590-0071 Fax: (301) 590-0073
PROJECT NO. 23002.59

SITE RETAINING WALLS
LAMADRID-BREMER RESIDENCE
5613 WARWICK PLACE
CHEVY CHASE, MD 20815

SEAL:

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27100, EXPIRATION DATE: 1-25-2024

TITLE:
GENERAL NOTES, PLANS & DETAILS

PROJECT NO.	23002.59
SCALE:	AS NOTED
Drawn:	JVR
Checked:	JVR
APPROVED:	GWD
Date:	18 JULY 23

S-1

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

BUILDING RESIDENTIAL PERMIT APPLICATION

Application Date: 6/28/2023

Application No: 1035955
AP Type: BUILDING
Customer No: 1468652

Affidavit Acknowledgement

This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address	5613 WARWICK PL CHEVY CHASE, MD 20815
MHICContractor	DENCHFIELD (Primary)
Homeowner	LAMADRID

Building Residential Permit Details

Use Code	DECK
Work Type	CONST
Disturbed Area	400
Work Area	400
Estimated Cost $	18000
Scope of Work	CONSTRUCT FREE STANDING TREX DECK IN REAR YARD. SINGLE LEVEL DECK WITH STEPS TO GRADE AT LOWER LEVEL.
Type of Water Supply	WSSC
Sewage Disposal	WSSC
MHIC License #	20782
MHIC License Expiration Date	06/28/2024

Daniel Bremer - Rebeca Lamadrid
5613 Warwick Place
Chevy Chase, MD 20815

10/19/2023

We understand Mr. Bremer met with Mr. Lasky to discuss Mr. Bremer's applications for permits in the town of Somerset. Mr. Lasky had several concerns about the process of construction related to how his property would be protected during demolition of a failing retaining wall on the Bremer property and a replacement wall built in the same location. The outside of the existing wall is at the property line between the properties. We assume part of the foundation extends underground into the Lasky property.

1. PROTECTING SHRUBS: Prior to construction, shrubs deemed at risk of damage will be tied up and wrapped in burlap to compact each and make it less vulnerable. We are fortunate that the plants adjacent to the work zone are a species known for their ability to withstand nearby construction. Azaleas have dense masses of fine roots and quickly recover when roots are trimmed by digging. Restoring Lasky property will be the first task after construction. All debris will be removed. Grade will be restored. Shrubs will be unbound. Compost will be added to the soil, and the area will be mulched.
   - Gravel can be placed under the wall to answer Mr. Lasky's concern that water from weepholes in the wall may cause erosion.
   - Shrubs significantly damaged during construction will be replaced with new three-gallon container size azaleas on a one to one basis.

2. DEMOLITION: We ask Mr. Lasky's tolerance and permission to access his property. It will be necessary to walk on his property to complete construction. Those trips will be kept to a minimum. Demolition of the failing wall will be made from the Bremer side. We hope to be able to reuse the existing wall's foundation and thereby reduce demolition, digging, and construction. All debris will be removed through the Bremer property. No equipment, passage, or storage of materials is planned on Lasky property. Disruption in the neighboring property is limited to digging as needed to install the foundation. Our masons will need to stand at the bottom of the wall in order to build it. We expect a two-foot area will be sufficient space to work. That area will be restored at the conclusion of the project.

3. INTRUSION: Mr. Lasky asked how far the foundation of the wall intrudes onto his property. The buried concrete footing is planned to extend 14" over the property line.

4. RAILING: Retaining walls greater than 30" high generally require a 36" high guardrail.

Ed Bisese
LANDSCAPE ARCHITECT
Denchfield Landscaping
Office: 301-949-5000
Mobile: 443-994-1721
https://www.dlandscaping.com/

NEIGHBOR SIGNATURE SHEET

Note to neighbors: Please be aware that your signature on this document does not signify concurrence. It only confirms that you have seen the respective plans. You are welcome to comment on the plans by writing the Mayor or by attending the Council meeting on (applicant to fill in date) 11/06/23 when the Council will consider these plans.

Street address of project site: 5613 Warwick Place, Chevy Chase, MD 20815

For the neighbor: Please check the box below for the plans that you have seen:

☐ Tree removal (include residents inside and outside of Somerset where applicable);

☐ External HVAC components, new location or replacement;

☒ New Construction (additions and new homes); Review drainage and storm water management plans as well as parking plan if applicable;

☒ New curb cut or driveway apron and sidewalk;

☒ Demolition

☐ Location of Dumpster or Portable Storage Device;

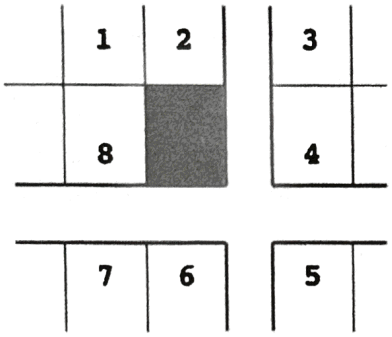
☐ Fence: new, relocated or replaced (includes residents inside and outside of Somerset where applicable);

☒ Walls (includes residents inside and outside of Somerset where applicable);

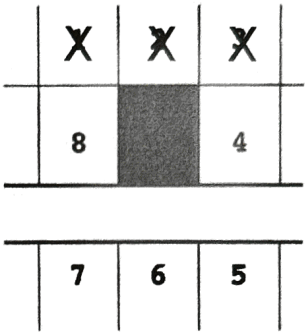
☐ Generator

Applicant: Using the following map as a key, list the names and addresses of the neighbors who adjoin or confront the property where project is to take place. "Adjoining or confronting" is defined as land that touches the boundary line of another property on at least one point, or which would do so except for an intervening road, street or right-of-way. Then ask neighbor to sign in the appropriate box.

☐ **Corner Site**



☒ **Mid-block Site**



X	Printed Name X	Address X	Signature X	Date X
X	Printed Name X	Address X	Signature X	Date X
X	Printed Name X	Address X	Signature X	Date X

4	Printed Name Marshall and Mary Lasky	Address 5611 Warwick Place Chevy Chase, MD	Signature	Date 11/20/23 11/20/23
5	Printed Name Daniel Jamieson and Jennie Rabinowitz	Address 5610 Warwick Place Chevy Chase, MD	Signature	Date
6	Printed Name Walter M. Bastian III and Carla Desjean-Bastian	Address 5612 Warwick Place Chevy Chase, MD	Signature	Date
7	Printed Name James Losey and Alexandra Acosta	Address 4700 Essex Ave Chevy Chase, MD	Signature	Date
8	Printed Name Alexander Thier and Tamara Gould	Address 5615 Warwick Place Chevy Chase, MD	Signature	Date

Applicant:

I certify that I have shown all the required neighbors the identical full-size plans (unless the cost of proposed work is less than $25,000 in which case smaller plans can be used) that I have filed or will file with the Town of Somerset and, if applicable, Montgomery County Maryland. I further certify that I have notified the same neighbors of the anticipated date (noted above) that the Town Council, if applicable, will consider my permit application.

APPLICANT SIGNATURE _____ DATE 10/15/23

PRINTED NAME Daniel Bremer-Wirtig & Rebeca Lamadrid

Date: January 2, 2024

Applicant Information:

- **Name:** Daniel Bremer-Wittig and Rebeca Lamadrid
- **Contact Information:** daniel.bremer@gmail 202-493-2383 / rebeca.lamadrid@gmail.com 202-341-1004

Property Information for Construction:

- **Address of Proposed Construction:** 5613 Warwick Place, Chevy Chase, MD 20815
- **Type of Construction:** Replacement of driveway retaining wall

Neighbor's Information:

- **Name:** Marshall Lasky and Mary Lasky
- **Address:** 5611 Warwick Place, Chevy Chase, MD 20815
- **Contact Information:** marshlasky@earthlink.net 301-404-3945 / mary.lasky@jhuapl.edu (240) 893-8162

Consent Provisions:

I/We, Marshall Lasky and Mary Lasky, being the lawful owner(s) of the property located at 5611 Warwick Place, Chevy Chase, MD, hereby acknowledge and give consent for the construction of a retaining wall, including footing that may encroach upon my/our property as part of the building project being undertaken by Daniel Bremer-Wittig and Rebeca Lamadrid at 5613 Warwick Place, Chevy Chase, MD.

I/We have been fully informed of the plans and impacts of the proposed construction, including the nature, duration, and extent of the encroachment onto my/our property. I/We understand that this consent is required as part of the building permit application being submitted by Daniel Bremer-Wittig and Rebeca Lamadrid.

Terms of Consent:

1. **Construction Details:** The specifics of the encroachment, including dimensions and duration, are detailed in the memo and plans presented to the neighbor for his/her review, which are identical to those for which a building permit is requested (attached).
2. **Restoration:** Upon completion of the construction, any disturbed areas on my/our property will be restored to their original condition, as detailed in the aforementioned memo.

Signatures:

I/We understand the nature and effect of this consent form and sign it voluntarily for the purpose of aiding Daniel Bremer-Wittig and Rebeca Lamadrid in obtaining the necessary building permit for the construction project described herein.

Neighbor's Signature: Mary Lasky 1/04/24 Date: 1/4/24

Applicant's Signature: Date: 01/2/2024

MONTGOMERY CONSULTING
15111 Players Way - Glenwood, MD 21738 Tel: (301) 908-3220

SUBJECT: 5613 Warwick Pl. – Initial Review Comments
DATE: Nov. 4, 2023

1. The property owner has submitted an application to replace the existing driveway and apron, replace the existing retaining wall along the south side of the driveway, and to construct a deck at the rear of the house.
   n/a

2. The MCDPS issued their deck permit on July 13, 2023, but I don't see where a MCDPS retaining wall permit application has been submitted to the County.
   Application for driveway wall is in process with Montgomery County (Building Permit Number: 1050422)

3. The driveway apron will be constructed per the Town's standard driveway apron detail.
   The applicant confirms that the driveway apron will be constructed per the Town's standard driveway apron detail – See sheet L-3 for details.

4. The deck will be located 10.9 feet from the southern property line.
   The applicant confirms that the deck will be located 10.9 feet from the southern property line.

5. The two shaded areas at the eastern side of the lot should be labeled.
   The two shaded areas at the eastern side of the lot have been labeled – These are 2 existing sediment traps.

6. The adjacent neighbor's acknowledgement sheet needs to be completed.
   Adjacent neighbor's acknowledgement sheet has been completed and can be found attached.

7. The proposed driveway note says "Replace Driveway w/ conc. plant 4" gaps between slabs". Is this intended to be a pervious driveway? Please clarify and show a section of driveway.
   The proposed driveway replaces an existing impervious driveway. The existing driveway slopes about 1% towards the house. The proposed driveway is to match

existing slope. The proposed driveway is to be made of concrete and will be impervious – See sheet L-3 for details.

8. What is the square on the north side of the house on Sh. L2?
   The square on the north side of the house on Sh. L2 is an existing air handler. There are no changes to the existing air handler.

9. What is the square at the southeast corner of the house on Sh. L2?
   The are two rectangles, not squares, on the east side of the house, one north-east and another south-east. These rectangles represent two separate sediment traps installed at terminus of downspout leaders.

DATE: Dec. 12, 2023
Via email exchange with Matthew Trollinger, Town Manager

1. Are you still planning to include the rain barrels that were on previous plans?
   No. The rain barrels were removed since revision 10.23.23. The current revision is dated: 12.19.23.

2. Will the proposed retaining wall encroach onto the neighbor's property?
   Yes. Contractor believes the footing of the current retaining wall that is failing and requires replacement encroaches underground onto the neighbor's property. This has been disclosed and discussed with the neighbors, Mr. and Mrs. Lasky. These disclosures were submitted as part of the application and are documented by:
   a. *A memo dated 10/19/23 from Ed Bisese from Denchfield Landscaping to the applicant; and,*
   b. *Drawings, specifically the Site Retaining Walls by Rathgebre/Goss Associates and L-1by Denchfield Landscaping, Inc.*

DATE: Dec. 14, 2023
Via email exchange with Matthew Trollinger, Town Manager

1. The driveway you are proposing is not permeable. Our Code requires all replacement driveways to be made of permeable material, unless they are greater than 5% in slope. Do you have the existing and proposed driveway slopes?
   *After reviewing information provided by the Town of Somerset, the contractor (Denchfield Landscaping) believes there is conflicting guidance regarding the Code requirements for **new** driveways and **replacement** driveways. Clarification of the requirements for a **replacement driveway** would be welcome.*

   However, please note that a recent soil stability report warned against adding additional weight to the site and soaking water through the driveway could cause problems.

   If the driveway slope is being increased and is now above 5%, it will need to be managed with a stormwater management plan.

   The existing driveway slopes 1% towards the house. The proposed driveway will match the existing condition. Driveway drains to a new trench drain and water is carried to the existing sediment traps.

2. Doug was unsure about a couple of items that have changed:
    a. Earlier plans indicated an ex. air handler was located on the north side of the house – are there any changes to that?
    The air handler located on the north side of the house is existing. There are no changes to the existing air handler.

    b. Can you please include and label it on a site plan? Because it is existing non-conforming, this will make it clear that you are not requesting a variance for the AC.
    Drawings have been updated accordingly. The air handler located on the north side of the house is included and labeled as existing. No variance is being requested in this application for the air handler.

    c. The Plans received on Oct. 24, 2023, show the proposed retaining wall construction will encroach on the neighbor's property. Do you have a letter or email granting their permission to work on their lot?
    Contractor believes the footing of the current retaining wall that is failing and requires replacement encroaches underground onto the neighbor's property. This has been disclosed and discussed with the neighbors, Mr. and Mrs. Lasky. These disclosures were submitted as part of the application and are documented by:
        1. *A memo dated 10/19/23 from Ed Bisese from Denchfield Landscaping to the applicant; and,*
        2. *Drawings, specifically the Site Retaining Walls by Rathgebre/Goss Associates and L-1by Denchfield Landscaping, Inc.*

    A letter or email granting their permission to work on their lot will be furnished.

    d. What are the shaded items at the eastern end of the property? Can those be labeled on an updated site plan?
    The two shaded areas at the eastern side of the lot have been labeled – These are 2 existing sediment traps.

1/26/2023

Dear Resident,

This letter is to inform you that Daniel Bremer-Wirtig and Rebeca Lamadrid-Villareal, the property owners at 5613 Warwick Pl., have completed and filed a permit amendment application with the Town of Somerset. The applicant is proposing the replacement of the driveway on their property.

The plans have been reviewed by the town staff and technical contractors, and the applicant is seeking a variance from the Town Code section 112-14(D)(4)(b) which requires that "all new or replacement driveways must be constructed of permeable materials." The applicant is seeking a variance due to the slope of their existing driveway, which slopes towards their house. The applicant has proposed a trench to capture the water.

The Council meeting is scheduled for Monday, February 5, 2024 at 7:00 p.m. both in person and via Zoom. All residents are invited to attend, and you will have the opportunity to make comments at the hearing. Log-in information can be found below:

https://us02web.zoom.us/j/86091939743?pwd=TVpNMkk1azROb1l6eTJpSFRtVnJUZz09

Meeting ID: 860 9193 9743

Passcode: 491819

Dial by your location

• +1 301 715 8592 US (Washington DC)

• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

Alternatively, comments can be submitted to the Town Manager, to be entered int the record, by emailing manager@townofsomerset.com with the Email Subject Line, "5613 Warwick Building Permit Comment" no later than 4:30 p.m. on Monday, February 5, 2024.

A copy of the proposed site plan is included for your review. Electronic copies of the submitted plans can be requested from the Somerset Town Hall at the email above, or by calling the Somerset Town Hall at 301-657-3211.

Thank you,

Matt Trollinger, Town Manager
Town of Somerset
manager@townofsomerset.com
301-657-3211

CC: 5610, 5611, 5612, 5615 Warwick; 4700 Essex

Town of Somerset Permit and Waiver Application

If your home is in the Historic District, please refer to the Historic District instructions in addition to completing applicable permit below.

Street address for which permit applies: 5613 Warwick Place Chevy Chase, MD 20815 Date 01/16/2024

Applicant Information:

Name: Daniel Bremer-Wirtig Rebeca Lamadrid Phone 202-494-2383 202-341-1004

Address: 5613 Warwick Place Cell Phone: 202-494-2383 202-341-1004

City, State and Zip: Chevy Chase, MD 20815 Email: daniel.bremer@gmail.com rebeca.lamadrid@gmail.com

Property Owner Information or Co-Owner Information (if other than applicant)

Name: Phone:

Address: Cell Phone:

City State and Zip: Email:

Contractor Information:

Name: Denchfield Landscaping, Inc. (Ed Bisese) Phone +1 (301) 949-5000

Address: 5950 Ager Road Cell Phone: +1 (443) 994-1721

City, State and Zip: Hyattsville, MD 20782 Email ed@dlandscaping.com

Contractor License Number:

Maryland Home Improvement (for additions) MHIC# 124244

Montgomery County Office of Consumer Protection (for new homes)

For Building Permits Only:

Legal description (lot and block) Lot 23 Block 9

Date of subdivision plat recordation of lot:

Disclaimer:

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Town documents, including but not limited to the Town of Somerset Charter and Code, appearing on this site may not be the current official version adopted or maintained by the Town. The current official version of all Town documents, including the Town Charter and Code, are available for inspection at the Town Hall and should be consulted prior to any action being taken.

For further information regarding the official version of any Town document, please contact the Town directly at:

4510 Cumberland Avenue Chevy Chase, MD 20815 301-657-3211

town@townofsomerset.com

Property in Somerset's Historic District

If your property is in the Somerset Historic District, please visit the website for Montgomery County's Historic Preservation Commission at http://www.montgomeryplanning.org/historic/instructions/historic_area_work_permits.shtm and become familiar with the process. Town of Somerset strongly suggests that you set up a pre-permit meeting with the Town of Somerset before beginning the permit process with HPC and the County in order to avoid the possibility of having to return to them to apply for a revision. There may be a fee charged for this meeting. Contact the Town Manager to arrange such a meeting. Following your pre-permit meeting with Somerset, take your plans to the County Historic Preservation Office for further instructions. Once you are in their system, they will send your plans to the Local Advisory Panel (LAP). In Somerset, members of the town's council are acting as the LAP. As such, council members will not be making a decision on the building permit. Once the Historic Commission approves the plans and issues the Historic Area Work Permit, they will forward the plans to the Montgomery County permitting office for their permit approval. Once you have both of the county permits, you apply for a Town of Somerset permit and put yourself on the schedule for a Town Council meeting where a decision will be made.

Please ensure that you submit a complete application; incomplete applications will not be reviewed. Refer to the Permit Instruction Sheets for details on how to apply for your particular permit(s). In addition, it is strongly suggested that you consult with the Town Manager about the need for a pre-construction meeting.

Please check the appropriate boxes to indicate the permit(s) for which you are applying. See the Fee Schedule for associated fees and deposits.

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☐	Install or replace exterior components for HVAC systems. HVAC Permit Instructions	Yes for Replacement. No if part of bldg permit	Yes*	Yes	Yes	Council (Mayor can approve in an emergency for eventual council approval)
☒	Building Permit (new homes, additions, porch, stoop, garage, accessory bldg.) Building Permit Instructions	Yes	Yes	Yes	Yes	Council
☒	Curb Cut, Driveway Apron, Sidewalk Right-of-Way curb cut, driveway apron and curb cut instructions	Yes	Yes*	Yes	No	Mayor**
☒	Demolition Demolition Permit Instructions	Yes	Yes*	Yes	Yes	Council
☐	Dumpster or Portable Storage Units Dumpster or Portable Storage Unit Permit Instructions	Yes	Yes*	No	No	Mayor**
☐	Fences Fence Permit Instructions	Yes	No	Yes Inside and outside of Somerset	Yes if new; No if replace-ment in kind.	Mayor**
☐	Walls: Permits required for walls more than 12" high Wall Permit Instructions	Yes	Yes	Yes* Inside and outside of Somerset	Yes if wall is more than 30" high	Mayor**

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☐	Generator Generator Permit Instructions	Yes	Yes*	Yes	Yes	Council
☐	Tree Removal Tree Removal Instructions	No	Depends* on number of trees and whether or not there is a reforestation plan.	Yes Inside and outside of Somerset	No	Mayor for 1-2 trees; Council for 3 or more trees;
☒	Waivers Waiver Instructions	Yes	N/A	Town notifies neighbors	Possibly	Council
☐	Application to extend permit	Yes	No	No	Possibly	Depends on type of permit

* If you are applying for a building permit and these items are part of the project, the cumulative deposit will not exceed $2,000, with the exception of the Tree Reforestation deposit.

**Any item approved by the mayor that is also part of a building project will also require council approval.

Description of work to be done:

Please refer to the attached "Building Permit and Variance Application for Driveway and Driveway Apron Replacement" project brief for detailed descriptions of the proposed work.

Anticipated date for work to commence: March, as soon as permit is approved and issued

Anticipated date for completion: 05/2024

I certify that I am the owner(s) of the property for which I am applying for a permit, that the application is correct and that construction will comply with the plans submitted. I acknowledge this to be a condition of the issuance of this permit.

Owner Signature  Date 01/16/24

Printed Name Daniel Bremer-Wirtig

Co-Owner Signature  Date 01/16/24

Printed Name Rebeca Lamadrid

Co-Owner Signature _____ Date _____

Printed Name _____

NEIGHBOR SIGNATURE SHEET

Note to neighbors: Please be aware that your signature on this document does not signify concurrence. It only confirms that you have seen the respective plans. You are welcome to comment on the plans by writing the Mayor or by attending the Council meeting on (applicant to fill in date) 02/05/2024 **when the Council will consider these plans.**

Street address of project site: 5613 Warwick Place, Chevy Chase, MD 20815

For the neighbor: Please check the box below for the plans that you have seen:

☐ Tree removal (include residents inside and outside of Somerset where applicable);

☐ External HVAC components, new location or replacement;

☒ New Construction (additions and new homes); Review drainage and storm water management plans as well as parking plan if applicable;

☒ New curb cut or driveway apron and sidewalk;

☒ Demolition

☐ Location of Dumpster or Portable Storage Device;

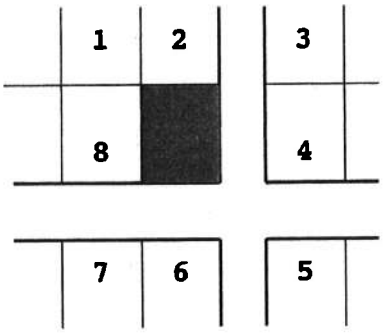
☐ Fence: new, relocated or replaced (includes residents inside and outside of Somerset where applicable);

☐ Walls (includes residents inside and outside of Somerset where applicable);

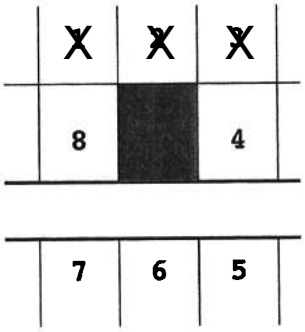
☐ Generator

Applicant: Using the following map as a key, list the names and addresses of the neighbors who adjoin or confront the property where project is to take place. "Adjoining or confronting" is defined as land that touches the boundary line of another property on at least one point, or which would do so except for an intervening road, street or right-of-way. Then ask neighbor to sign in the appropriate box.

☐ **Corner Site**



☒ **Mid-block Site**



X	Printed Name X	Address X	Signature X	Date X
X	Printed Name X	Address X	Signature X	Date X
X	Printed Name X	Address X	Signature X	Date X

4	Printed Name Marshall and Mary Lasky	Address 5611 Warwick Place Chevy Chase, MD	Signature	Date
5	Printed Name Daniel Jamieson and Jennie Rabinowitz	Address 5610 Warwick Place Chevy Chase, MD	Signature	Date
6	Printed Name Walter M. Bastian III and Carla Desjean-Bastian	Address 5612 Warwick Place Chevy Chase, MD	Signature	Date
7	Printed Name James Losey and Alexandra Acosta	Address 4700 Essex Ave Chevy Chase, MD	Signature	Date
8	Printed Name Alexander Thier and Tamara Gould	Address 5615 Warwick Place Chevy Chase, MD	Signature	Date

Applicant:

I certify that I have shown all the required neighbors the identical full-size plans (unless the cost of proposed work is less than $25,000 in which case smaller plans can be used) that I have filed or will file with the Town of Somerset and, if applicable, Montgomery County Maryland. I further certify that I have notified the same neighbors of the anticipated date (noted above) that the Town Council, if applicable, will consider my permit application.

APPLICANT SIGNATURE  DATE 01/16/2024

PRINTED NAME Daniel Bremer-Wirtig & Rebeca Lamadrid

Date: January 16, 2024

Applicant Information:

- **Name:** Daniel Bremer-Wittig and Rebeca Lamadrid
- **Contact Information:** daniel.bremer@gmail 202-493-2383 / rebeca.lamadrid@gmail.com 202-341-1004

Property Information for Construction:

- **Address of Proposed Construction:** 5613 Warwick Place, Chevy Chase, MD 20815
- **Type of Application:** Building Permit and Variance Application for Driveway and Driveway Apron Replacement

Project Overview

This building permit application proposes the comprehensive replacement of the existing driveway and driveway apron. The project aims to enhance the durability, functionality, and aesthetic appeal of the driveway area while ensuring full compliance with the Town of Somerset's building codes and regulations. Additionally, the project incorporates carefully planned landscaping and plantings to create an inviting and sustainable entrance. A stormwater drainage plan with on-site infiltration measures is also integrated to manage stormwater runoff effectively. However, the project requires that the Town Council grant a variance from the requirements in *§ 112-14: Building requirements; stormwater drainage* of the *Town of Somerset Code* due to exceptional topographical conditions and conditions peculiar to the specific parcel of property.

Variance Application Details

The variance application is based on the findings and recommendations in the attached *Slope Stability Analysis Report*, dated April 6, 2021, issued by Piedmont Geotechnical Inc. The *Slope Stability Analysis Report* signed by Daniel S. Rom, P.E. of Piedmont Geotechnical Inc., highlights significant concerns regarding the stability of the existing slope on the property. The primary issue identified is the imminent failure of the slope due to uncompacted soils placed at an excessively steep angle. Per the report:

> "Based on our evaluation, the slope is marginally unstable and will continue to fail over time. The rate of failure may be slow and/or irregular; however, significant intermediate failures may occur in response to extreme conditions such as prolonged and intense rainfall events. … It is recommended that the slope be stabilized by installing either a large retaining wall or a series of shorter retaining walls with intermediate terraces."

The above recommendation was completed in the Spring of 2022, approximately. The report continues:

> "The south wall, or abutment, to the carport is constructed of brick masonry. The wall has a pronounced stairstep crack extending from the upper left corner to the base of the lower-level door. Furthermore, the brick has pushed away from the face of the crack in a southerly direction. On the basis of the slope stability evaluation, it is our opinion that

> the wall crack is not related to the slope instability east of the house, but rather to excessive earth pressure against the face of the wall. The excessive earth pressure is believed to be due to design inadequacies and/or poor construction practice.
>
> The wall does not appear to be compromised structurally at this time; however, we recommend that the crack be monitored over time. Should additional wall distortion be observed a detailed analysis of the wall may be needed. Should you wish to rebuild the wall for appearance, please contact our office for soil shear strength parameters for redesign."

The wall currently exhibits additional distortions, possibly due to construction activities and/or recent prolonged and intense rainfall events. An application to replace the abutment wall was approved by the Town Council on January 8, 2024. Construction will be scheduled as soon as the building permit is issued by the Town of Somerset.

The recommendations of the report conclude addressing groundwater and drainage considerations:

> "Adequate drainage must be provided at the site to minimize any increase in moisture content of the slope. The site drainage should also be such that the runoff onto adjacent properties is controlled properly."

Additionally, as observed by members of the Town Council during the January 8, 2024, Town Council Meeting, the merits of the stormwater drainage building requirements seem to be based on the assumption of *outward* sloping driveways and other impervious surfaces. However, in the case of this building permit application, the driveway and front yard slope *inward,* towards the building on the site. Therefore, stormwater drainage and management plans were incorporated into the plans since inception and have already been partially built.

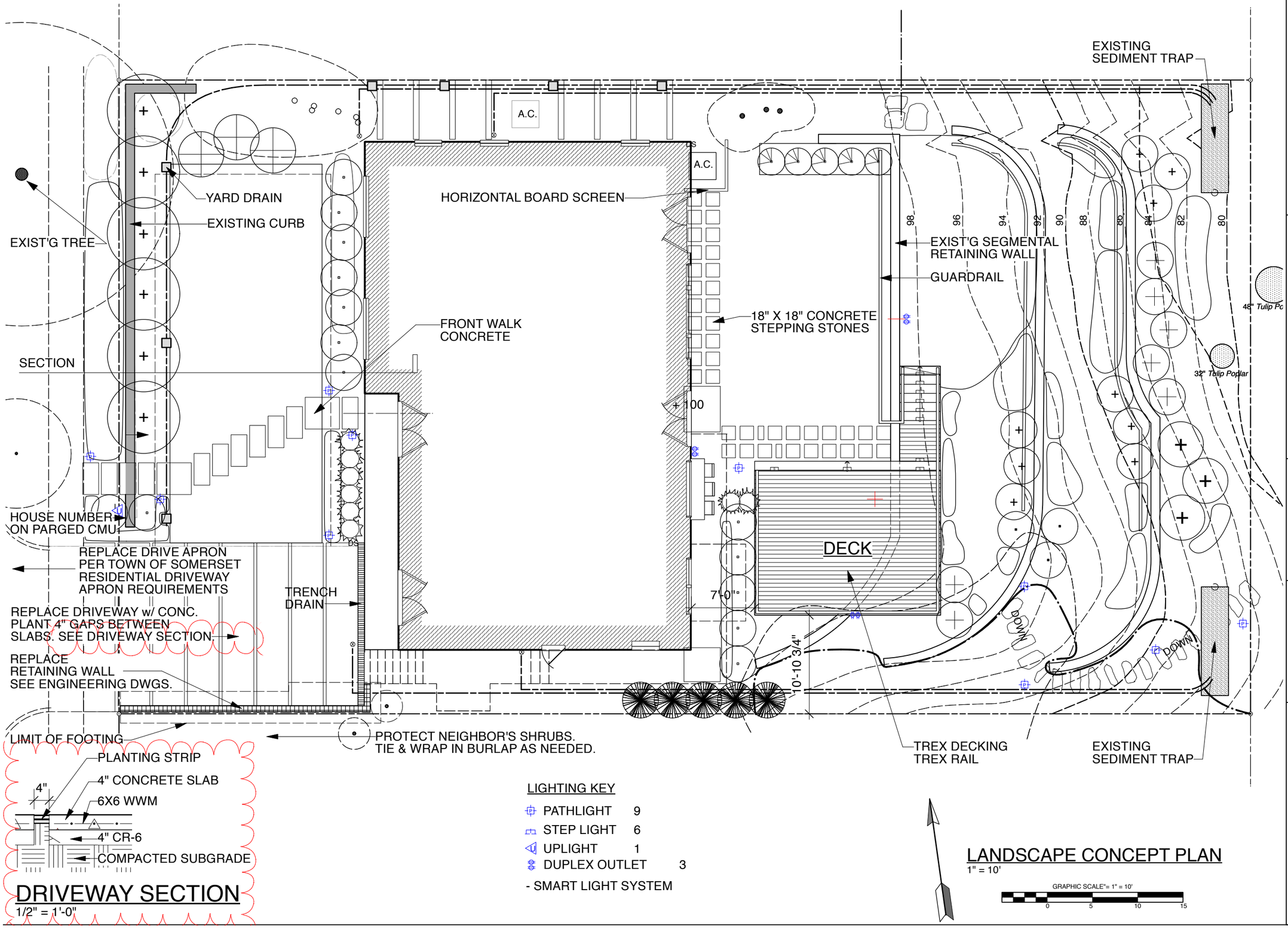
Project Scope

1. **Driveway Replacement:** The existing driveway will be removed and replaced with high-quality concrete slabs. The primary objective is to ensure enhanced durability, functionality, safety, and the aesthetic appeal.
2. **Driveway Apron Replacement:** The driveway apron will be removed and replaced, meeting the Town of Somerset's current standard driveway apron detail to ensure compliance, as well as safe and efficient vehicular access (See L-3).
3. **Landscaping and Plantings:** The project includes the integration of landscaping and plantings to create an aesthetically pleasing and sustainable entrance. Native or adaptive plant species will be selected to improve erosion control, rainwater absorption, runoff prevention, while minimizing water usage and maintenance. These elements will be integrated into the project design, enhancing the visual appeal of the entrance while promoting sustainability and biodiversity. The landscaping plan will consider factors such as plant height, spread, and seasonal interest.

4. **Compliance with Town Regulations:** The project will adhere to the Town of Somerset's building codes and regulations throughout the design and construction phases.
5. **Stormwater Drainage Plan:** A detailed stormwater drainage plan will be developed and implemented, including on-site infiltration measures such as gravel velocity traps, permanent sediment traps, and other appropriate techniques to effectively manage stormwater runoff while minimizing its impact on the local drainage system and environment.

Conclusion

If a variance is granted, the proposed replacement of the driveway and driveway apron aims to improve the functionality, durability, and aesthetic appeal of the property's entrance. With a commitment to using high-quality materials, integrating sustainable landscaping and plantings, and implementing effective stormwater management techniques, this project will enhance the property and the community and contribute to the preservation of the local environment.



PLANTING STRIP
4" CONCRETE SLAB
4"
6X6 WWM
4" CR-6
COMPACTED SUBGRADE

DRIVEWAY SECTION

1/2" = 1'-0"

LIGHTING KEY

PATHLIGHT	9
STEP LIGHT	6
UPLIGHT	1
DUPLEX OUTLET	3

- SMART LIGHT SYSTEM

LANDSCAPE CONCEPT PLAN

1" = 10'

GRAPHIC SCALE"= 1" = 10'

0 5 10 15

DENCHFIELD
LANDSCAPING, INC.
5950 Ager Rd
Hyattsville MD 20782
301-949-5000

LaMadrid - Bremer
Residence
5613 Warwick Place
Chevy Chase, Maryland 20815

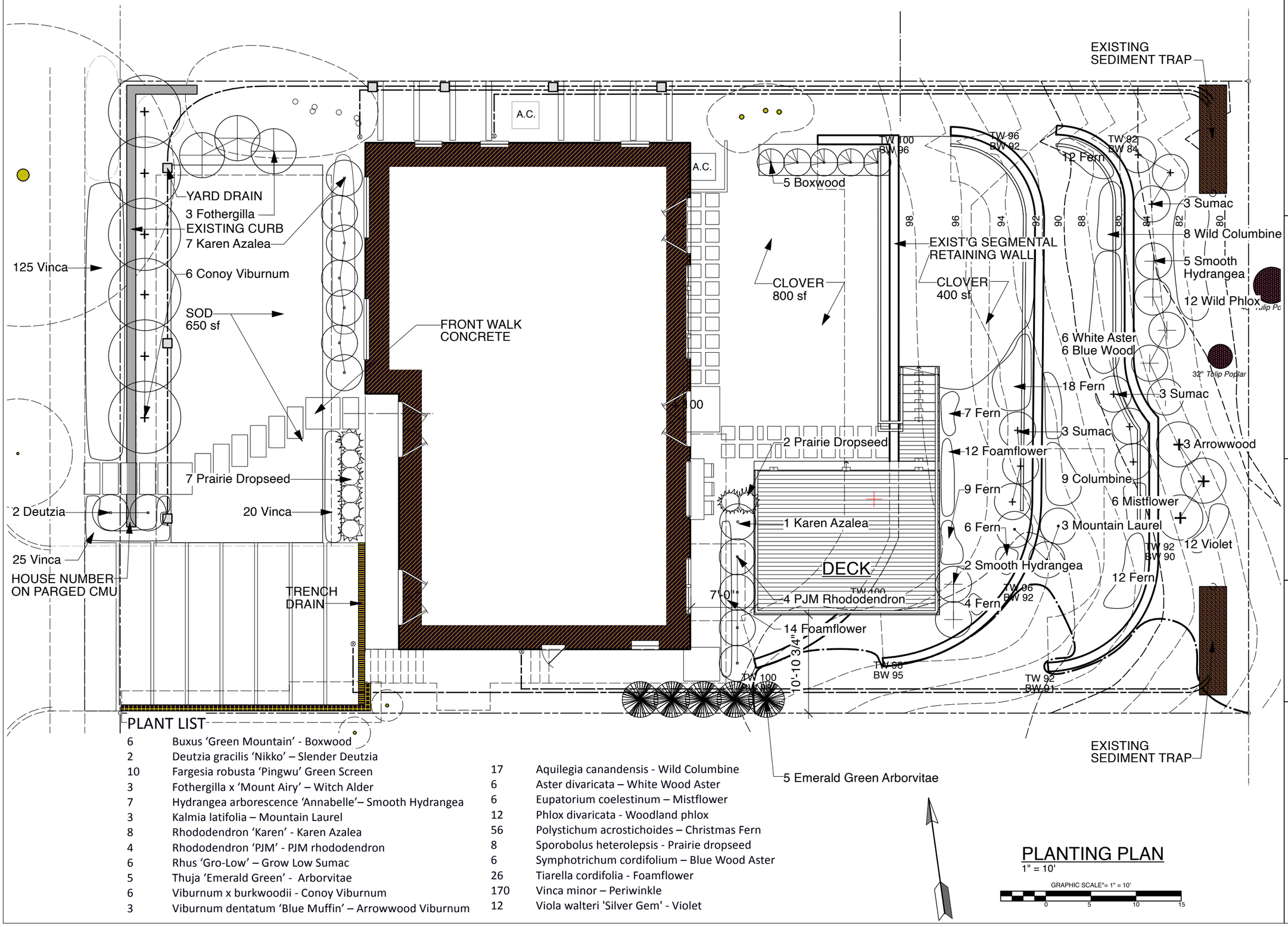
Drawn By: EB

Date: 9.10.20
REVISED: 10.12.20 REVISED: 5.1.23
REVISED: 11.10.20 REVISED: 6.28.23
REVISED: 8.24.21 REVISED: 7.6.23
REVISED: 9.16.21 REVISED: 7.14.23
REVISED: 7.12.22 REVISED: 10.19.23
REVISED: 8.31.22 REVISED: 10.23.23
REVISED: 9.12.22 REVISED: 11.14.23
REVISED: 12.19.23

Scale As Noted

L-1

SHEET 1 OF 2



PLANT LIST

6	Buxus ‘Green Mountain’ - Boxwood	17	Aquilegia canandensis - Wild Columbine
2	Deutzia gracilis ‘Nikko’ – Slender Deutzia	6	Aster divaricata – White Wood Aster
10	Fargesia robusta ‘Pingwu’ Green Screen	6	Eupatorium coelestinum – Mistflower
3	Fothergilla x ‘Mount Airy’ – Witch Alder	12	Phlox divaricata - Woodland phlox
7	Hydrangea arborescence ‘Annabelle’– Smooth Hydrangea	56	Polystichum acrostichoides – Christmas Fern
3	Kalmia latifolia – Mountain Laurel	8	Sporobolus heterolepsis - Prairie dropseed
8	Rhododendron ‘Karen’ - Karen Azalea	6	Symphotrichum cordifolium – Blue Wood Aster
4	Rhododendron ‘PJM’ - PJM rhododendron	26	Tiarella cordifolia - Foamflower
6	Rhus ‘Gro-Low’ – Grow Low Sumac	170	Vinca minor – Periwinkle
5	Thuja ‘Emerald Green’ - Arborvitae	12	Viola walteri 'Silver Gem' - Violet
6	Viburnum x burkwoodii - Conoy Viburnum		
3	Viburnum dentatum ‘Blue Muffin’ – Arrowwood Viburnum		

PLANTING PLAN
1" = 10'

GRAPHIC SCALE"= 1" = 10'
0 5 10 15

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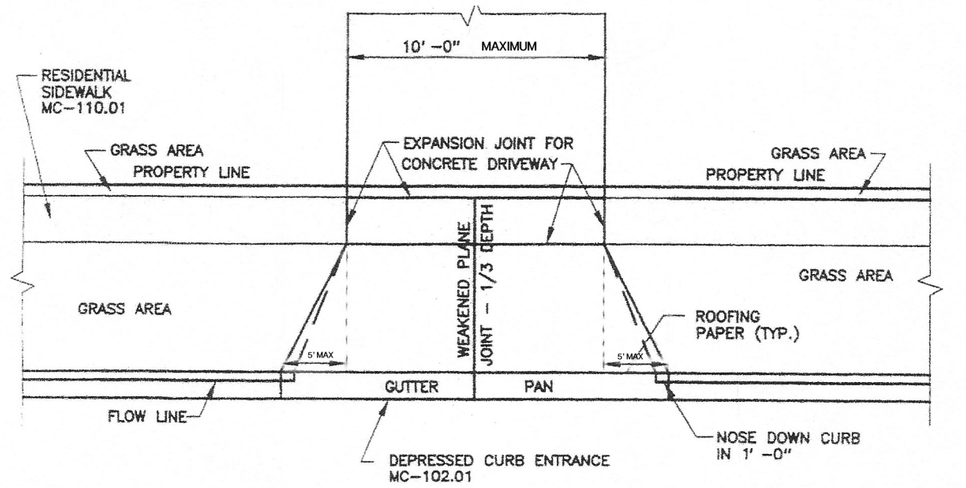
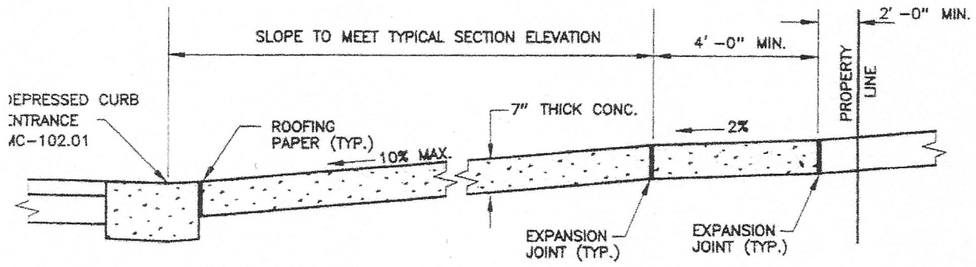
REVISED: 8.31.22 REVISED: 10.23.23
REVISED: 9.12.22 REVISED: 11.14.23
REVISED: 12.19.23

Planting Plan

Scale As Noted

L-2
SHEET 2 OF 2

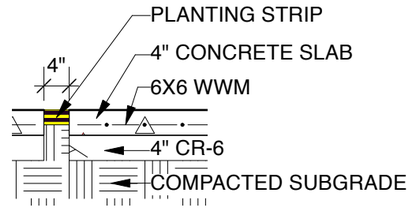




GENERAL NOTES

1. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
2. DRIVEWAY AND DRIVEWAY APRON TO BE MAINTAINED BY PROPERTY OWNER.
3. PROVIDE WEAKENED PLANE JOINTS AT MAXIMUM INTERVALS OF 15'.
4. THE EXPANSION JOINTS SHALL BE PLACED AT LOCATIONS SHOWN.
5. EXPANSION JOINT MATERIAL SHALL BE 1/2 INCH PREFORMED CORK, TRIMMED AND SEALED WITH NON-STAINING, TWO COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT, COMPLYING WITH FS TT-S-00227.
6. AFTER SEVEN FEET IN LENGTH (FROM STREET PAVEMENT) THE DRIVEWAY CAN EXCEED THE 10 FEET MAX WIDTH.

Residential Driveway Apron Requirements
Town of Somerset



DRIVEWAY SECTION
1/2" = 1'-0"

NOTES:
-THE PROPOSED DRIVEWAY REPLACES AN EXISTING IMPERVIOUS DRIVEWAY.
-THE EXISTING DRIVEWAY SLOPES ABOUT 1% TOWARDS THE HOUSE. PROPOSED DRIVEWAY TO MATCH EXISING SLOPE.
-THE PROPOSED DRIVEWAY IS TO BE MADE OF CONCRETE AND WILL BE IMPERVIOUS.

DENCHFIELD
LANDSCAPING, INC.
5950 Ager Rd
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REVISED: 9.12.22 REVISED: 11.14.23
REVISED: 12.19.23

Drive Details

Scale As Noted

L-3
SHEET 3 OF 3

Piedmont Geotechnical, Inc.
286 High Rail Terrace, SE • Leesburg, Virginia 20175
540-882-9350 • PiedmontGeo@aol.com

April 6, 2021

Mr. Daniel Bremer-Wirtig & Ms. Rebeca Lamadrid
5613 Warwick Place
Chevy Chase, Maryland 20815

Re: Slope Stability Analysis
5613 Warwick Place
Chevy Chase, Maryland
PGI No. 3083MD

Dear Mr. Bremer-Wirtig & Ms. Lamadrid:

Piedmont Geotechnical, Inc., has completed the authorized geotechnical engineering evaluation of the eastern slope on your property. Our report describes the exploration methods employed, exhibits the data obtained, and presents our evaluation and recommendations. In summary, it is our judgement that the slope is actively failing and that long-term correction of the problem is needed. The primary reason for the slope failure is that uncompacted soils were placed on an unprepared sloping surface at an excessively steep angle.

We have appreciated this opportunity to be of service to you. Should you have any questions regarding the content of this report, or if we may be of further service, please contact our office.

Sincerely,

Piedmont Geotechnical, Inc.

Daniel S. Rom, P.E.
Vice President

DSR/jbp

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 12115, Expiration Date: September 11, 2022.

SUBSURFACE EXPLORATION
AND
GEOTECHNICAL ENGINEERING EVALUATION

SLOPE EVALUATION

5613 WARWICK PLACE

CHEVY CHASE, MARYLAND

PREPARED FOR
D. BREMER-WIRTIG & R. LAMADRID

April 6, 2021
PGI Project No. 3083MD

TABLE OF CONTENTS

SLOPE EVALUATION
5613 WARWICK PLACE
CHEVY CHASE, MARYLAND
PGI NO. 3083MD

PURPOSE AND SCOPE

This report presents our engineering evaluation of the subsurface exploration program for the evaluation of a fill slope on the eastern half of the referenced property. The evaluation is are provided for the following:

a. Slope Stability Considerations
b. Evaluation of Southern Driveway Abutment
c. Other information deemed relevant to the geotechnical conditions

Retaining wall design, construction recommendations, environmental, and wetland assessments are beyond the authorized scope of services.

PROPOSED CONSTRUCTION

It is our understanding that a second-story addition and general renovations are proposed for the residence on the western half of the site. Details of the proposed construction were not provided. In the course of observing building frame conditions it was observed by others that the south abutment to the carport had settled and bulged, and concern was expressed since such conditions can be indicative of poor soil bearing and/or lateral movement of the foundation soil.

EXISTING SITE CONDITIONS

The site is on the east side of Warwick Place in Chevy Chase, Maryland. At the time the field study was conducted, the property was improved with a wood- and brick-frame residence reportedly built in the mid 1950s. The west elevation (front) is situated slightly lower in elevation than Warwick Place. To the east (rear) there is a walkout basement level and fairly level terrain extending about 25 feet eastward. The extreme rear of the site slopes down very steeply to the floodplain of Little Falls Creek, and faint traces of a tension crack were observed near the top of the slope. A detailed topographic site plan was unavailable. According to measurements provided to us, the grade change from the rear of the house to the base of the slope is about 22 feet. Site drainage is easterly.

The measured slope angle ranged from about 32° to 38°, which well exceeds the value commonly used for fill slopes in the Eastern Piedmont region. Furthermore, the slope fill was uncompacted and pre-existing topsoil had not been stripped. Both conditions are indicative of a non-engineered slope. It could not be determined if the uncontrolled fill was placed at the time of the original site development, or if it had been added at a later date.

Details of the subsurface conditions encountered in the soil borings are shown on the boring logs in the Appendix. The general subsurface conditions encountered and pertinent characteristics are described below.

FIELD EXPLORATION AND LABORATORY TESTING

The exploration for this project consisted of mechanically augering three soil borings, and adding several depth probes on the steeper portion of the slope where access was very limited due to steepness. The boring and probe locations (B-1 through B-4) are shown on the Soil Boring Location drawing in the Appendix. The test locations and depths were established by Piedmont Geotechnical, Inc., and the locations were marked in the field by taping from identifiable features.

The field work was conducted on March 23 and April 1, 2021, using a hand auger (ASTM D1452) and dynamic cone penetrometer, or DCP (ASTM STP 399). The borings were made to depths of 4 feet to 12 feet below existing grade levels. The probe depth on the slope was 4.9 feet, which was the depth limit of the probe. A description of our field procedures is included in the Appendix.

Samples of the subsurface soils were examined by the geotechnical engineer and were visually classified in accordance with the Unified Soil Classification System. The estimated Unified symbol appears on the boring logs, and a key to the system nomenclature is provided in the appendix to our report. Also included are reference sheets which define the terms and symbols used on the boring logs and explain Standard Penetration Test procedures.

Laboratory classification testing was performed on representative soils in accordance with ASTM procedures. The classification was conducted to estimate soil shear strength and unit weight characteristics.

GENERAL SUBSURFACE CONDITIONS

The natural soils underlying the site appear to consist of residuum derived from schist rock of the Eastern Piedmont Physiographic Region. According to Natural Resources Conservation Service mapping, the soils are of the *Glenelg-Urban Land Complex* (2UC)

series. The soil borings encountered extensive disturbed fill material overlying the residuum, and the strata have been divided into three layers for purposes of the slope analysis. The major strata are briefly described below:

STRATUM I - DISTURBED FILL - consists of yellow-brown, brown, olive, and red, moist, SILT with Sand (ML) and Silty SAND (SM). Stratum I was encountered to depths of 6 feet to 7 feet in B-1 and B-2. Included in Stratum I are the dark gray, wet, SILT with Sand (ML) and yellow-brown, moist SILT with Sand (ML) alluvial soils at B-4. DCP penetration test values ranged from 4 to 7 blows per increment, indicating a very loose to loose relative density. *Recent disturbed fill soils.*

STRATUM II - BURIED TOPSOIL - consists of black, moist, organic-bearing Sandy SILT. Stratum II was encountered below Stratum I, in B-1 and B-2, and was approximately 6 inches thick. The relative density off Stratum II was loose, on the basis of ease of excavation. *Buried topsoil layer.*

STRATUM III - consists of yellow-brown-red-olive, moist, Sandy SILT (ML), SILT with Sand (ML), Elastic SILT with Sand (MH), and Silty SAND (S). Also, the coarse-grained alluvial gravel-rich soils at the base of B-4 are included in Stratum III. Stratum III was encountered below Stratum I or Stratum II to boring termination depths. The relative density of Stratum III was typically medium dense, or the consistency stiff, on the basis of DCP penetration resistance values ranging from 14 to 19 blows per increment. *Piedmont residuum and alluvium.*

Free groundwater was encountered only at B-4, at a depth of 3.5 feet. Seasonal influences such as precipitation, surface runoff, evaporation, and other factors will influence the groundwater level. In order to better define long-term water levels, it would be necessary to monitor conditions over an extended period of time.

EVALUATION

The following evaluations are based on our observations and the results of a computer-aided slope stability study. If there are any significant changes to the project characteristics we request that our office be advised so the findings of this report can be re-evaluated.

A. Slope Stability Considerations

Global stability analyses were conducted for the critical slope section (A-A') with the greatest height to steepest slope face configuration. For the analyses, the soil profile was generalized based on the soil borings and probes. The STABLPro v2015 code was

used on a microcomputer to model the global stability. The reported elevations are based on an arbitrary datum where the ground surface at B-4 is assumed to be 100.0. For global stability analyses, a factor of safety greater than 1.25 is desirable, indicating a 25 percent safety margin of stabilizing forces over driving forces. A factor of safety of 1.0 is indicative of driving forces and stabilizing forces in equilibrium, and impending slope failure is likely to occur.

For the three generalized soil strata described on page 3 of his report, we assumed the following shear strength parameters:

Stratum I (Loose Fill):
Unit weight = 100 pcf
c′ = 0 psf
φ′ = 27.5°

Stratum II (Buried Topsoil):
Unit weight = 95 pcf
c′ = 0 psf
φ′ = 25°

Stratum III (Firm Natural Soils):
Unit weight = 125 pcf
c′ = 0 psf
φ′ = 32°

The shear strength values used in the analysis were based on our previous experience and correlations with generally accepted values from published sources. The resulting factor of safety using the above parameters and the geometry at the critical section is 0.98, which indicates marginal slope stability with no added safety factor. The true safety factor may vary at different slope sections or as the soil shear strength varies. Generally, fill slopes in Piedmont residual soils are designed with a minimum factor of safety of 25 percent, i.e., 1.25. The modeled slope section, along with computer output, is attached.

Based on our evaluation, the slope is marginally unstable and will continue to fail over time. The rate of failure may be slow and/or irregular; however, significant intermediate failures may occur in response to extreme conditions such as prolonged and intense rainfall events. Although the house structure does not appear to be in immediate danger of encroachment, the back yard of the property will be lost over time. When the appropriate stabilization plan has been selected the methodology for any required excavation or reshaping of the slope should be established. It is important that the slope not be disturbed indiscriminately at this time so that the marginal stability will not be reduced further.

It is recommended that the slope be stabilized by installing either a large retaining wall or a series of shorter retaining walls with intermediate terraces. The latter recommendation is expected to be more economical. Intermediate retaining walls could be constructed of reinforced concrete or masonry, or a segmental retaining wall system could be used. The use of a timber retaining wall system is not recommended.

The retaining wall system should be selected on the basis of economics, appearance, and personal preference of the owners, and further guidance is available on request. Retaining wall design services are outside of the currently authorized work schedule, but are available on request.

B. South Driveway Abutment

The south wall, or abutment, to the carport is constructed of brick masonry. The wall has a pronounced stairstep crack extending from the upper left corner to the base of the lower level door. Furthermore, the brick has pushed away from the face of the crack in a southerly direction. On the basis of the slope stability evaluation it is our opinion that the wall crack is not related to the slope instability east of the house, but rather to excessive earth pressure against the face of the wall. The excessive earth pressure is believed to be due to design inadequacies and/or poor construction practice.

The wall does not appear to be compromised structurally at this time; however, we recommend that the crack be monitored over time. Should additional wall distortion be observed a detailed analysis of the wall may be needed. Should you wish to rebuild the wall for appearance, please contact our office for soil shear strength parameters for redesign.

C. Groundwater and Drainage

For retaining wall installation and site regrading associated with slope stabilization, the extent of construction dewatering will depend on excavation depths and the time of year and prevailing weather conditions. Although groundwater was not encountered within likely excavation depths on the slope, there is potential for seasonal groundwater intrusion from shallow water, particularly near the base of the slope.

Adequate drainage must be provided at the site to minimize any increase in moisture content of the slope. The site drainage should also be such that the runoff onto adjacent properties is controlled properly.

ADDITIONAL SERVICES RECOMMENDED

Additional engineering and consulting services recommended for this project are summarized below.

A. Retaining Wall Design Services

When it has been determined if a single retaining wall or a series of shorter walls and terraces is preferred to rehabilitate the slope, an engineered design for the wall or wall system will be required.

B. Review of Building Plans

The Geotechnical Engineer should review the engineered plan for any proposed addition or significant modification to the existing structure. The purpose of the review would be to assure that the proposed construction does not conflict with the findings of this report.

REMARKS

This report has been prepared solely and exclusively to provide guidance to design professionals in developing plans and specifications. It has not been developed to meet the needs of others, such as contractors, and applications of this report for other than its intended purpose could result in substantial difficulties. The consulting engineer cannot be held accountable for problems which occur due to application of this report to other than its intended purpose. Additional recommendations can be provided as required.

These recommendations are, of necessity, based on the limited concepts made available to us at the time of the writing of this report and on-site conditions, surface and subsurface, that existed at the time the exploratory borings were made. Further assumption has been made that the limited exploratory borings, in relation both to the areal extent of the site and to depth, are representative of conditions across the site. If conditions contrary to those reported herein are encountered during the design or construction phase our analyses and recommendations should be reviewed and revised as necessary. It is also recommended that we be given the opportunity to review the plans and specifications in order to comment on the interaction of soil conditions as described herein and the design requirements. This report, in its entirety, should be made available to participating design professionals.

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted engineering principles and practices. This warranty is in lieu of all other warranties implied or expressed.

APPENDIX

1. Investigative Procedures
2. Soil Boring Locations and Section A-A'
3. Soil Boring Logs
4. Unified Soil Classification
5. Field Classification
6. Laboratory Test Results
7. Slope Stability Analysis
8. Important Information about this Geotechnical Report

INVESTIGATIVE PROCEDURES

SOIL TEST BORINGS

Soil drilling operations were conducted in accordance with ASTM Specifications D1452. The borings were advanced with a hand auger and continuous disturbed samples were obtained. At intervals, the relative density or consistency of the soil was tested with a calibrated penetrometer in accordance with ASTM STP 399, *Dynamic Cone for Shallow In-Situ Penetration Testing* (Sowers and Hedges, 1966). The penetration resistance values were converted to equivalent Standard Penetration Resistance" (SPT). The SPT, when properly evaluated, is an index to the soil's strength, density, and behavior under applied loads. Soil descriptions and penetration resistances for each boring are presented on the Test Boring Records in the Appendix.

SOIL CLASSIFICATION

Soil classifications provide a general guide to the engineering properties of various soil types and enable the engineer to apply his past experience to current problems. In our investigation, jar samples obtained during drilling operations are examined in our laboratory and visually classified by the geotechnical engineer in accordance with ASTM Specification D2488. The soils are classified according to the AASHTO or Unified Classification System (ASTM D2487). Each of these classification systems and the in-place physical soil properties provides an index for estimating the soil's behavior.

SOIL MOISTURE

The descriptive terminology for relative moisture content is based on ASTM D2487. The relative moisture within a sample is estimated by the geotechnical engineer based on the following:

Dry soils require the addition of considerable moisture to attain optimum for compaction.

Moist soils are near the optimum moisture content.

Wet soils require drying to attain optimum moisture content.

Saturated (very wet) soils come from below the water table.

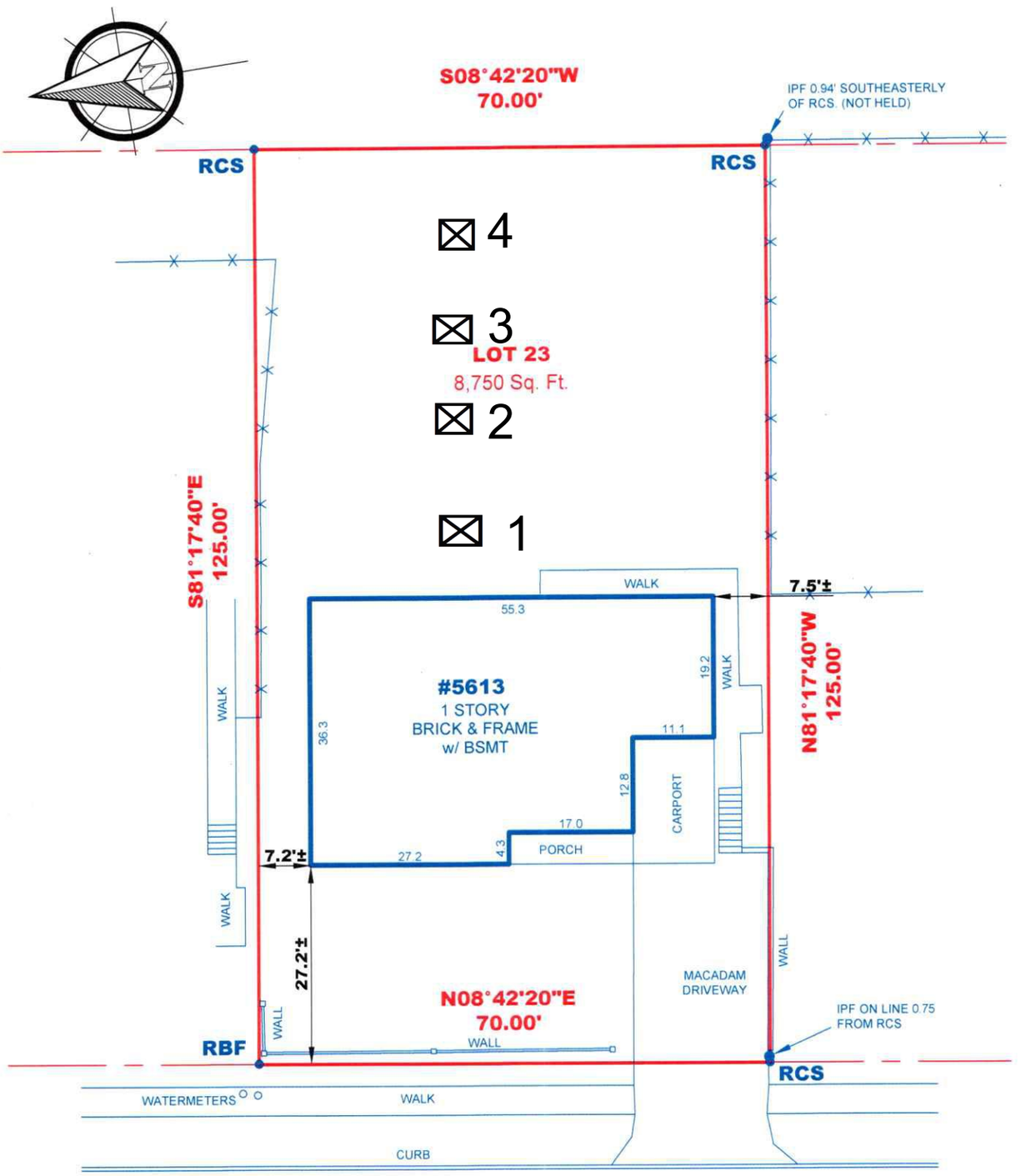
Relative moisture reported on the boring logs are based on the condition of the sample shortly after sampling. Moisture content can vary considerably over a period of time in response to seasonal variations, earthwork operations, infiltration, etc.

ATTERBERG LIMITS

Portions from representative soil samples obtained during the drilling operations were selected for Atterberg Limits tests. The Atterberg Limits are indicative of the soil's plasticity characteristics. The soil's plasticity index (PI) is representative of this characteristic and is the difference between the liquid and plastic limits. The liquid limit is the moisture content at which the soil will flow as a heavy viscous fluid and is determined in accordance with ASTM D4318. The plastic limit is the moisture content at which the soil begins to lose its plasticity and is also determined in accordance with ASTM Specification D4318.

GRAIN SIZE TESTS (SIEVE ANALYSIS)

Grain size (gradation) tests were performed to determine the particle size and distribution of the samples tested. The grain size distribution of soils coarser than a No. 200 sieve is determined by passing the sample through a standard set of nested sieves. Materials finer than the No. 200 sieve are suspended in water and the grain size distribution measured by the rate of settlement. These tests are similar to those described by ASTM D421 and D422. The results are presented in the appendix of our report.



WARWICK PLACE

LEGEND:

IPF - IRON PIPE FOUND
RBF - REBAR FOUND
RCS - REBAR & BLUE CAP SET
-X- - FENCE (LOCATIONS AND DIMENSIONS SHOWN REFER TO CENTER OF POSTS)

BOUNDARY SURVEY OF:

5613 WARWICK PLACE
LOT 23 BLOCK 9
SOMERSET HEIGHTS
PLAT 2211
LIBER 56642 FOLIO 54
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1"= 20' DATE: 08/07/2018
DRAWN BY: JCM FILE #: 195831 - 700

SOIL BORING LOCATIONS

STATE OF MARYLAND
JEROME MAMAUAG
No. 21325
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS PLAT AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SETFORTH IN REGULATION 12 CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENT OF RECORD, BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.

LICENSE EXPIRATION DATE: 01-16-2021

Project: **Somerset Heights, Lot 23, Block 9** Project Location: **5613 Warwick Place, Chevy Chase, Maryland** Project Number: **3083MD**	Log of Boring B-1 **Sheet 1 of 1**

Date(s) Drilled **March 23, 2021**	Logged By **D. Rom**	Checked By **DSR**
Drilling Method **ASTM D1452**	Drill Bit Size/Type **3.5-in**	Total Depth of Borehole **10 feet bgs**
Drill Rig Type **Hand Auger**	Drilling Contractor **STI**	Approximate Surface Elevation **119.8**
Groundwater Level and Date Measured **Dry**	Sampling Method(s) **Auger**	Hammer Data **drop**
Borehole Backfill **cuttings**	Location **see plan**	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
119.8	0				ML		FILL: Brown and yellow-brown, moist, loose SILT with Sand	
117.8	2		1	6-5	SM		FILL: Brown-yellow, moist, loose Silty SAND	
115.3	4.5				ML		FILL: Yellow-red, moist, loose SILT with Sand	
114.8	5		2	6-7				
113.8	6				OL		Buried Topsoil: Black, moist, loose Sandy SILT	
113.3	6.5				MH		Yellow-brown-red-olive, moist, stiff Elastic SILT with Sand	
			3	14-15				
110.8	9				SM		Red-yellow-brown, moist, medium dense Silty SAND	
109.8	10						Soil boring terminated at 10 feet	
104.8	15							
99.8	20							
94.8	25							
89.8	30							

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Project: **Somerset Heights, Lot 23, Block 9** Project Location: **5613 Warwick Place, Chevy Chase, Maryland** Project Number: **3083MD**	Log of Boring B-2 **Sheet 1 of 1**

Date(s) Drilled **March 23, 2021**	Logged By **D. Rom**	Checked By **DSR**
Drilling Method **ASTM D1452**	Drill Bit Size/Type **3.5-in**	Total Depth of Borehole **12 feet bgs**
Drill Rig Type **Hand Auger**	Drilling Contractor **STI**	Approximate Surface Elevation **118.3**
Groundwater Level and Date Measured **Dry**	Sampling Method(s) **Auger**	Hammer Data **drop**
Borehole Backfill **cuttings**	Location **see plan**	

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
118.3	0				ML		FILL: Yellow-brown-olive, moist, loose SILT and Silty SAND	
116.8	1.5				SM		FILL: Yellow-brown-olive, moist, loose Silty SAND	
			1	8-7				
113.3	5							
112.8	5.5				ML		FILL: Yellow-red, moist, loose SILT with Sand	
			2	5-4				
111.3	7							
110.8	7.5				OL		Buried Topsoil: Black, moist, loose Sandy SILT	
110.3	8				ML		Yellow-brown, moist, loose Sandy SILT	
			3	16-15	ML		Brown-red-yellow-olive, moist, medium dense SILT with Sand	
108.3	10							
106.3	12		4	19-18			Soil boring terminated at 12 feet	
103.3	15							
98.3	20							
93.3	25							
88.3	30							

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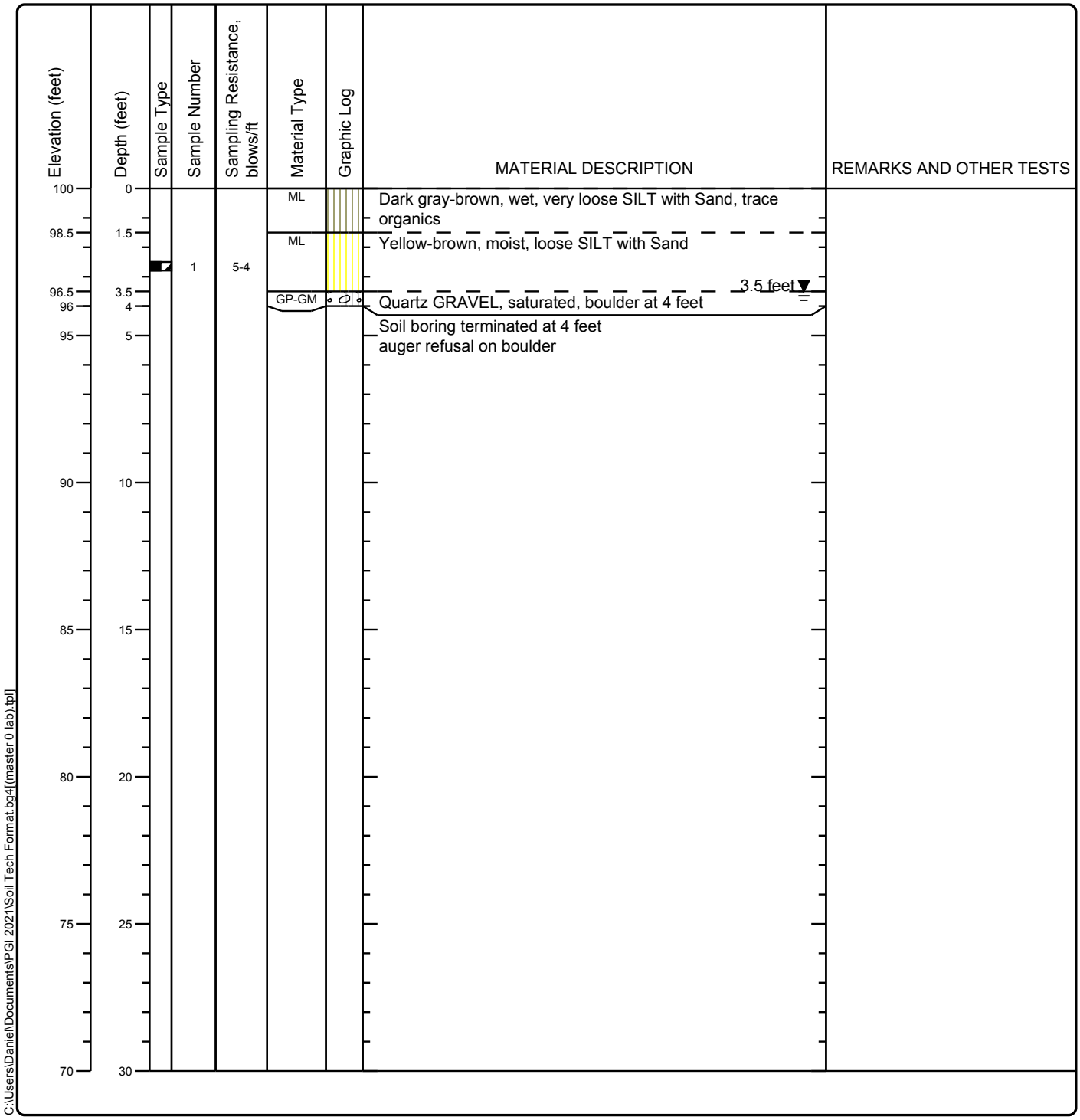
Project: **Somerset Heights, Lot 23, Block 9** Project Location: **5613 Warwick Place, Chevy Chase, Maryland** Project Number: **3083MD**	Log of Boring B-4 **Sheet 1 of 1**

Date(s) Drilled **April 1, 2021**	Logged By **D. Rom**	Checked By **DSR**
Drilling Method **ASTM D1452**	Drill Bit Size/Type **3.5-in**	Total Depth of Borehole **4 feet bgs**
Drill Rig Type **Hand Auger**	Drilling Contractor **STI**	Approximate Surface Elevation **100.0**
Groundwater Level and Date Measured **3.5 feet**	Sampling Method(s) **Auger**	Hammer Data **drop**
Borehole Backfill **cuttings**	Location **see plan**	



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Project: **Somerset Heights, Lot 23, Block 9**
Project Location: **5613 Warwick Place, Chevy Chase, Maryland**
Project Number: **3083MD**

Key to Log of Boring

Sheet 1 of 1

Elevation (feet)	Depth (feet)	Sample Type	Sample Number	Sampling Resistance, blows/ft	Material Type	Graphic Log	MATERIAL DESCRIPTION	REMARKS AND OTHER TESTS
1	2	3	4	5	6	7	8	9

COLUMN DESCRIPTIONS

1 Elevation (feet): Elevation (MSL, feet).
2 Depth (feet): Depth in feet below the ground surface.
3 Sample Type: Type of soil sample collected at the depth interval shown.
4 Sample Number: Sample identification number.
5 Sampling Resistance, blows/ft: Number of blows to advance driven sampler one foot (or distance shown) beyond seating interval using the hammer identified on the boring log.
6 Material Type: Type of material encountered.
7 Graphic Log: Graphic depiction of the subsurface material encountered.
8 MATERIAL DESCRIPTION: Description of material encountered. May include consistency, moisture, color, and other descriptive text.
9 REMARKS AND OTHER TESTS: Comments and observations regarding drilling or sampling made by driller or field personnel.

FIELD AND LABORATORY TEST ABBREVIATIONS

CHEM: Chemical tests to assess corrosivity
COMP: Compaction test
CONS: One-dimensional consolidation test
LL: Liquid Limit, percent
PI: Plasticity Index, percent
SA: Sieve analysis (percent passing No. 200 Sieve)
UC: Unconfined compressive strength test, Qu, in ksf
WA: Wash sieve (percent passing No. 200 Sieve)

MATERIAL GRAPHIC SYMBOLS

Poorly graded GRAVEL with Silt (GP-GM)

SILT, SILT w/SAND, SANDY SILT (ML)

TYPICAL SAMPLER GRAPHIC SYMBOLS

Auger sampler
Bulk Sample
3-inch-OD California w/ brass rings
CME Sampler
Grab Sample
2.5-inch-OD Modified California w/ brass liners
Pitcher Sample
2-inch-OD unlined split spoon (SPT)
Shelby Tube (Thin-walled, fixed head)

OTHER GRAPHIC SYMBOLS

Water level (at time of drilling, ATD)
Water level (after waiting)
Minor change in material properties within a stratum
Inferred/gradational contact between strata
Queried contact between strata

GENERAL NOTES

1: Soil classifications are based on the Unified Soil Classification System. Descriptions and stratum lines are interpretive, and actual lithologic changes may be gradual. Field descriptions may have been modified to reflect results of lab tests.
2: Descriptions on these logs apply only at the specific boring locations and at the time the borings were advanced. They are not warranted to be representative of subsurface conditions at other locations or times.

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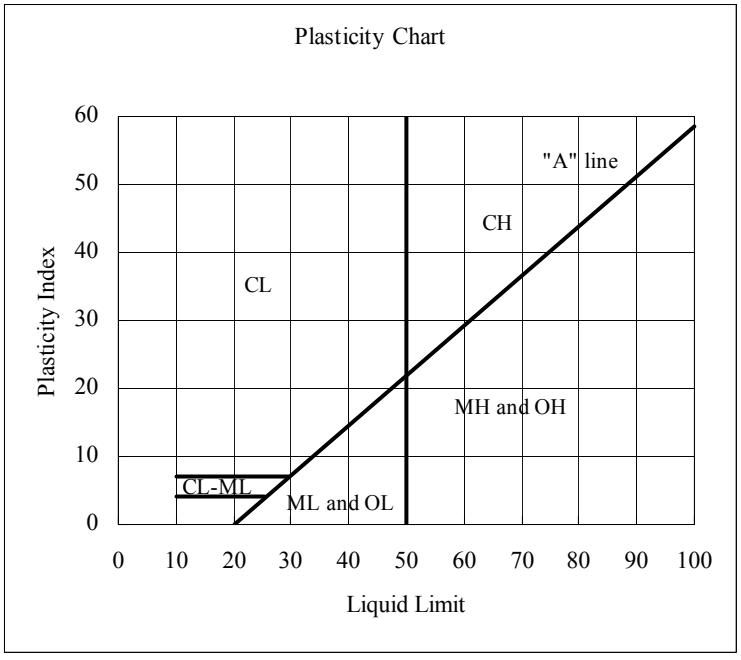
Figure B-1

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D 2487)

Major Divisions			Group Symbols		Typical Names	Laboratory Classification Criteria	
Coarse-grained soils (More than half of material is larger than No. 200 Sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW		Well-graded gravels, gravel-sand mixtures, little or no fines	$C_u = D_{60}/D_{10}$ greater than 4 $C_c = (D_{30})^2/(D_{10}xD_{60})$ between 1 and 3	
			GP		Poorly graded gravels, gravel-sand mixtures, little or no fines	Not meeting all gradation requirements for GW	
		Gravels with fines (Appreciable amount of fines)	GM[a]	d	Silty gravels, gravel-sand mixtures	Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
				u			
			GC		Clayey gravels, gravel-sand-clay mixtures	Atterberg limits below "A" line or P.I. less than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW		Well-graded sands, gravelly sands, little or no fines	$C_u = D_{60}/D_{10}$ greater than 6 $C_c = (D_{30})^2/(D_{10}xD_{60})$ between 1 and 3	
			SP		Poorly graded sands, gravelly sands, little or no fines	Not meeting all gradation requirements for SW	
		Sands with fines (Appreciable amount of fines)	SM[a]	d	Silty sands, sand-silt mixtures	Atterberg limits above "A" line or P.I. less than 4	Limits plotting in CL-ML zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
				u			
			SC		Clayey sands, sand-clay mixtures	Atterberg limits above "A" line with P.I. greater than 7	
Fine-grained soils (More than half material is smaller than No. 200 Sieve)	Silts and clays (Liquid limit less than 50)		ML		Inorganic silts and very fine sands, rock flour, silty or clayey fine sands, or clayey silts with slight plasticity		
			CL		Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays		
			OL		Organic silts and organic silty clays of low plasticity		
	Silts and clays (Liquid limit greater than 50)		MH		Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts		
			CH		Inorganic clays of high plasticity, fat clays		
			OH		Organic clays of medium to high plasticity, organic silts		
	Highly Organic soils		Pt		Peat and other highly organic soils		

Determine percentages of sand and gravel from grain-size curve.
Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:
Less than 5 percent GW, GP, SW, SP
More than 12 percent GM, GC, SM, SC
5 to 12 percent Borderline cases requiring dual symbols [b]



[a] Division of GM and SM groups into subdivisions of d and u are for roads and airfields only. Subdivision is based on Atterberg limits; suffix d used when L.L. is 28 or less and the P.I. is 6 or less; the suffix u used when L.L. is greater than 28.

[b] Borderline classifications, used for soils possessing characteristics of two groups, are designated by combinations of group symbols. For example: GW-GC, well-graded gravel-sand mixture with clay binder. (From Table 2.16 - Winterkorn and Fang, 1975)

Piedmont Geotechnical, Inc.

14735 Wrights Lane • Waterford, Virginia 20197-1601
540-882-9350 • FAX 540-882-3629

FIELD CLASSIFICATION SYSTEM FOR SOIL EXPLORATION

COARSE-GRAINED SOILS
(Silt, Sand, Gravel, and Combinations)

Density

Very Loose	≤5 blows/ft
Loose	6 to 10 blows/ft
Medium Dense	11 to 30 blows/ft
Dense	31 to 50 blows/ft
Very Dense	≥51 blows/ft

Relative Proportions

Descriptive Term	Percent
Trace	1-10
Little	11-20
Some	21-35
And	36-50

Particle Size Identification

Boulders	≥8 inch diameter	
Cobbles	3 to 8 inches diameter	
Gravel	Coarse	1-3 in
	Medium	½ - 1 in
	Fine	¼ - ½ in
Sand	Coarse	0.6mm - ¼ in
	Medium	0.2mm - 0.6mm (broom straw dia)
	Fine	0.05mm - 0.2mm (human hair dia)
Silt		0.6mm - 0.002mm (can't see grains)

FINE-GRAINED SOILS
(Clay, Silt, and Combinations)

Consistency

Very Soft	≤3 blows/ft
Soft	4 to 5 blows/ft
Medium Stiff	6 to 10 blows/ft
Stiff	11 to 15 blows/ft
Very Stiff	16 to 30 blows/ft
Hard	≥31 blows/ft

Plasticity

Degree of Plasticity	Plasticity Index
None to slight	0-4
Slight	5-7
Medium	8-22
High to Very High	>22

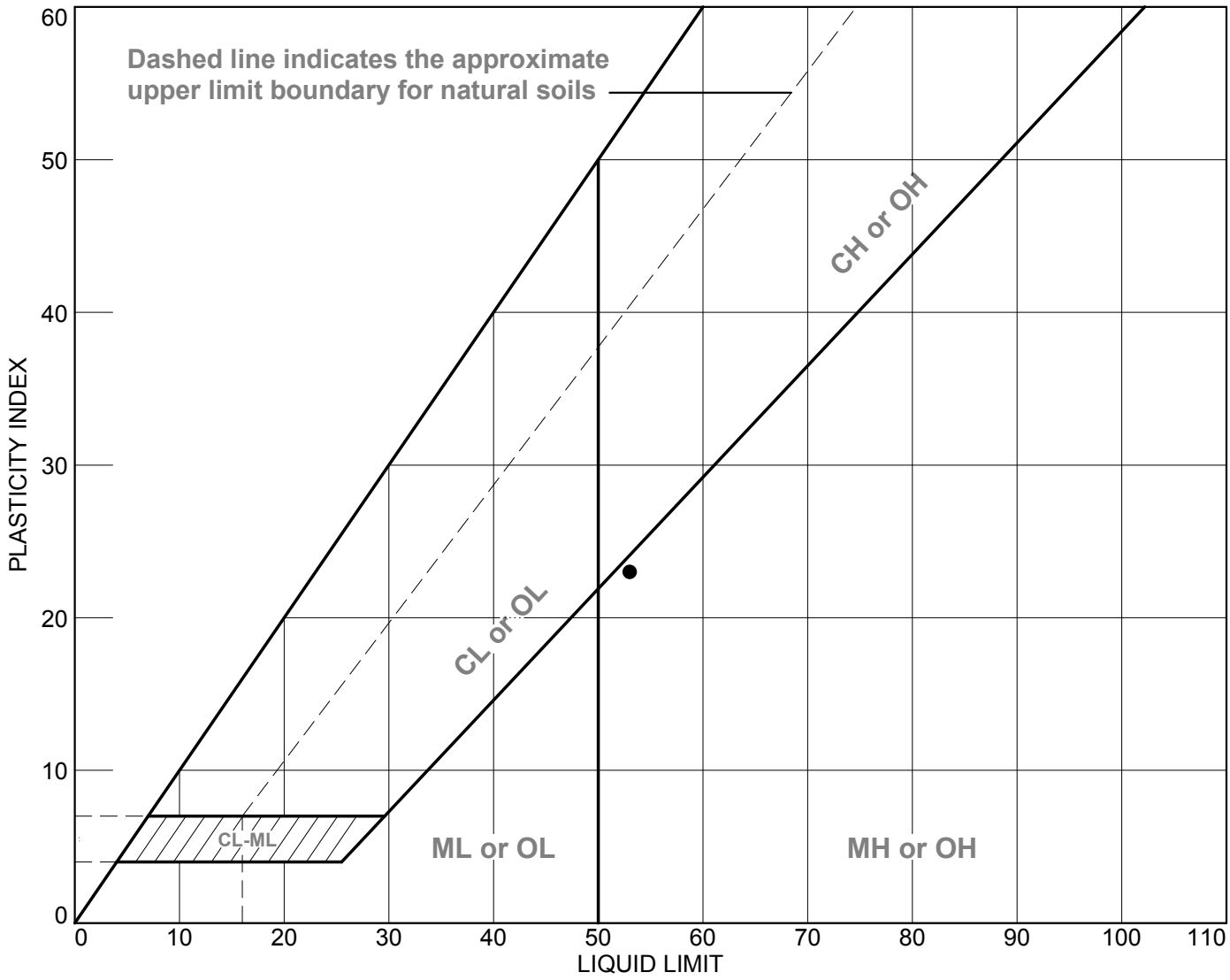
Classifications on logs are made by visual inspection of samples.

Standard Penetration Test - Driving a 2.0-inch OD, 1⅜-inch ID, sampler a distance of 1.0 foot into undisturbed soil with a 140-pound hammer free-falling a distance of 30.0 inches. It is customary for Piedmont Geotechnical, Inc., to drive the spoon 6 inches to seat into undisturbed soil, then perform the test. The number of hammer blows for seating the spoon and making the test are recorded on the boring log for each 6 inches of penetration (Example - 7/9/10). The Standard Penetration resistance value can be obtained by adding the last two figures (i.e. 9 + 10 = 19 blows/ft). (ASTM D-1586-84)

Stratum Changes - In the column "Soil Descriptions" on the boring log, the horizontal lines represent stratum changes. A solid line (—) represents an actually observed change, and a dashed line (---) represents an estimated change.

Ground Water - Observations were made at the times indicated. Porosity of soil strata, weather conditions, site topography, tides, etc., may cause changes in the water levels indicated on the logs.

LIQUID AND PLASTIC LIMITS TEST REPORT



SOIL DATA								
SYMBOL	SOURCE	SAMPLE NO.	DEPTH	NATURAL WATER CONTENT (%)	PLASTIC LIMIT (%)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	USCS
●		B-1	7'	27.6	30	53	23	MH
■		B-2	4'	21.3	NP	34	NP	SM

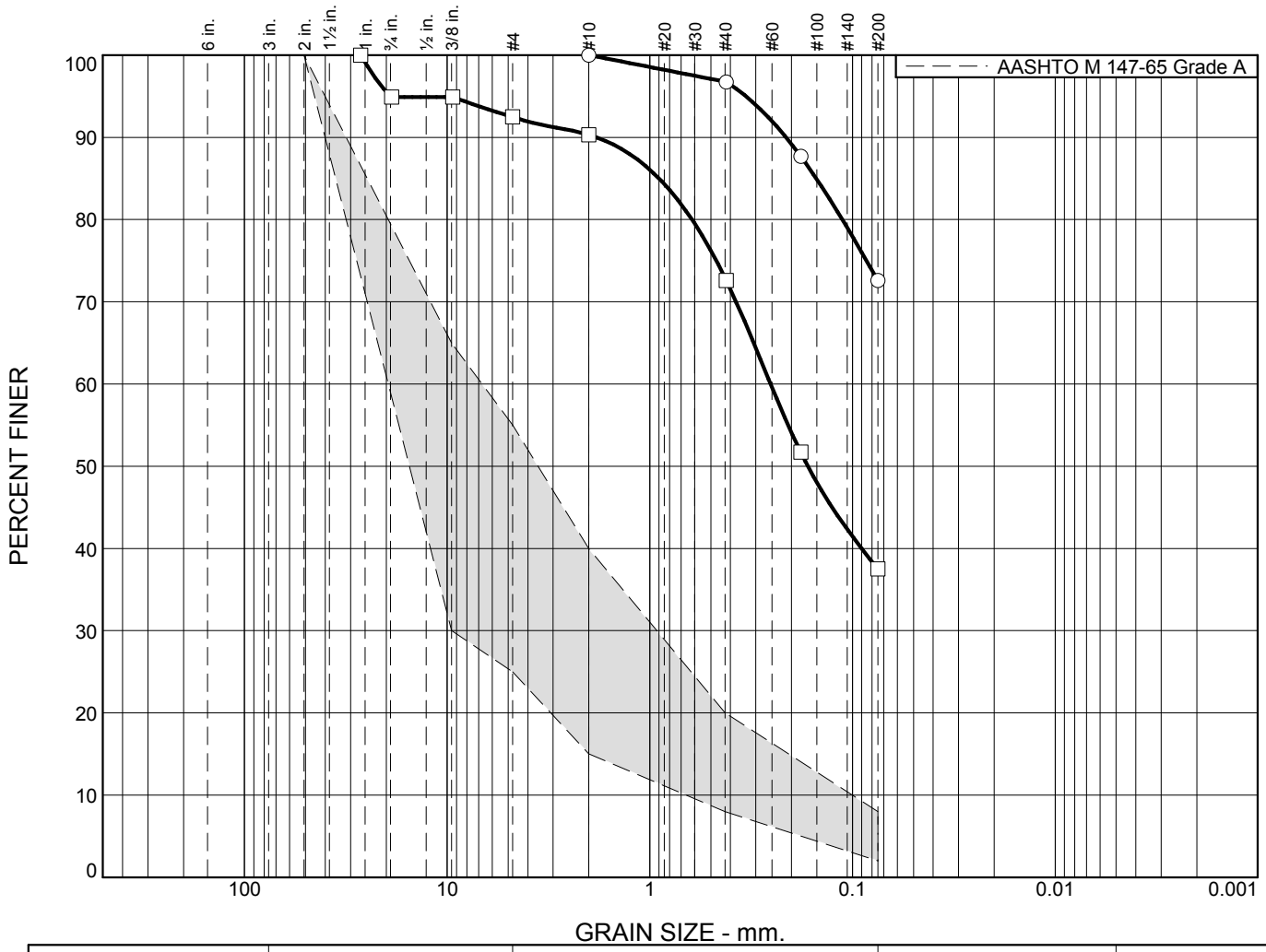
Soil Tech, Inc.

Chantilly, VA

Client: Piedmont Geotechnical, Inc.
Project: 5613 Warwick Place
Montgomery County, MD
Project No.: 21-13816

Figure

Particle Size Distribution Report



	% +3"	% Gravel	% Sand	% Silt	% Clay
○	0.0	0.0	27.4	72.6	
□	0.0	7.5	55.0	37.5	

SOIL DATA

SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○		B-1	7'	elastic SILT with sand	MH
□		B-2	4'	silty SAND	SM

Soil Tech, Inc.

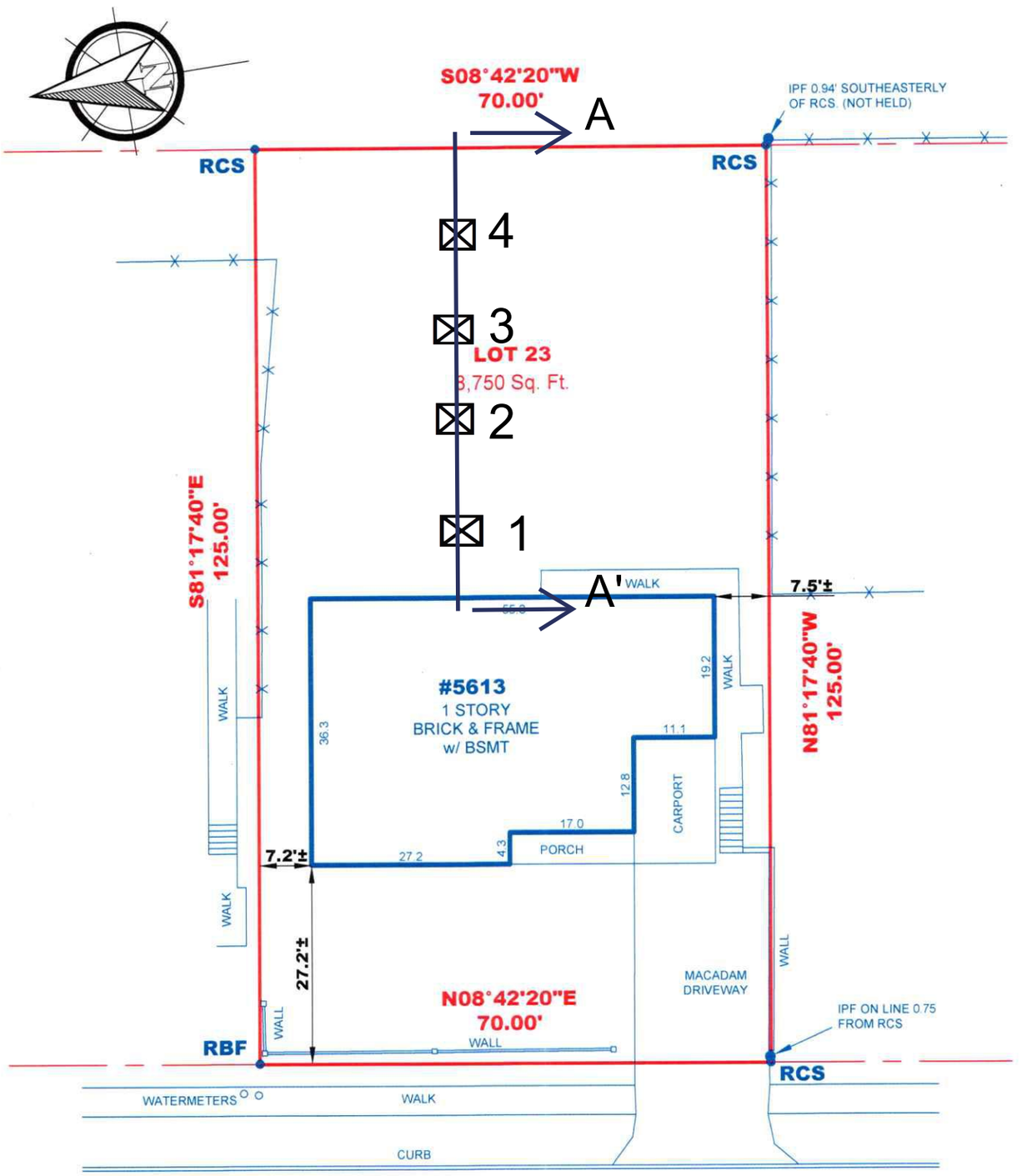
Chantilly, VA

Client: Piedmont Geotechnical, Inc.

Project: 5613 Warwick Place
Montgomery County, MD

Project No.: 21-13816

Figure



WARWICK PLACE

LEGEND:

IPF - IRON PIPE FOUND
RBF - REBAR FOUND
RCS - REBAR & BLUE CAP SET
⼗ - FENCE (LOCATIONS AND DIMENSIONS SHOWN REFER TO CENTER OF POSTS)

BOUNDARY SURVEY OF:

5613 WARWICK PLACE
LOT 23 BLOCK 9
SOMERSET HEIGHTS
PLAT 2211
LIBER 56642 FOLIO 54
MARYLAND

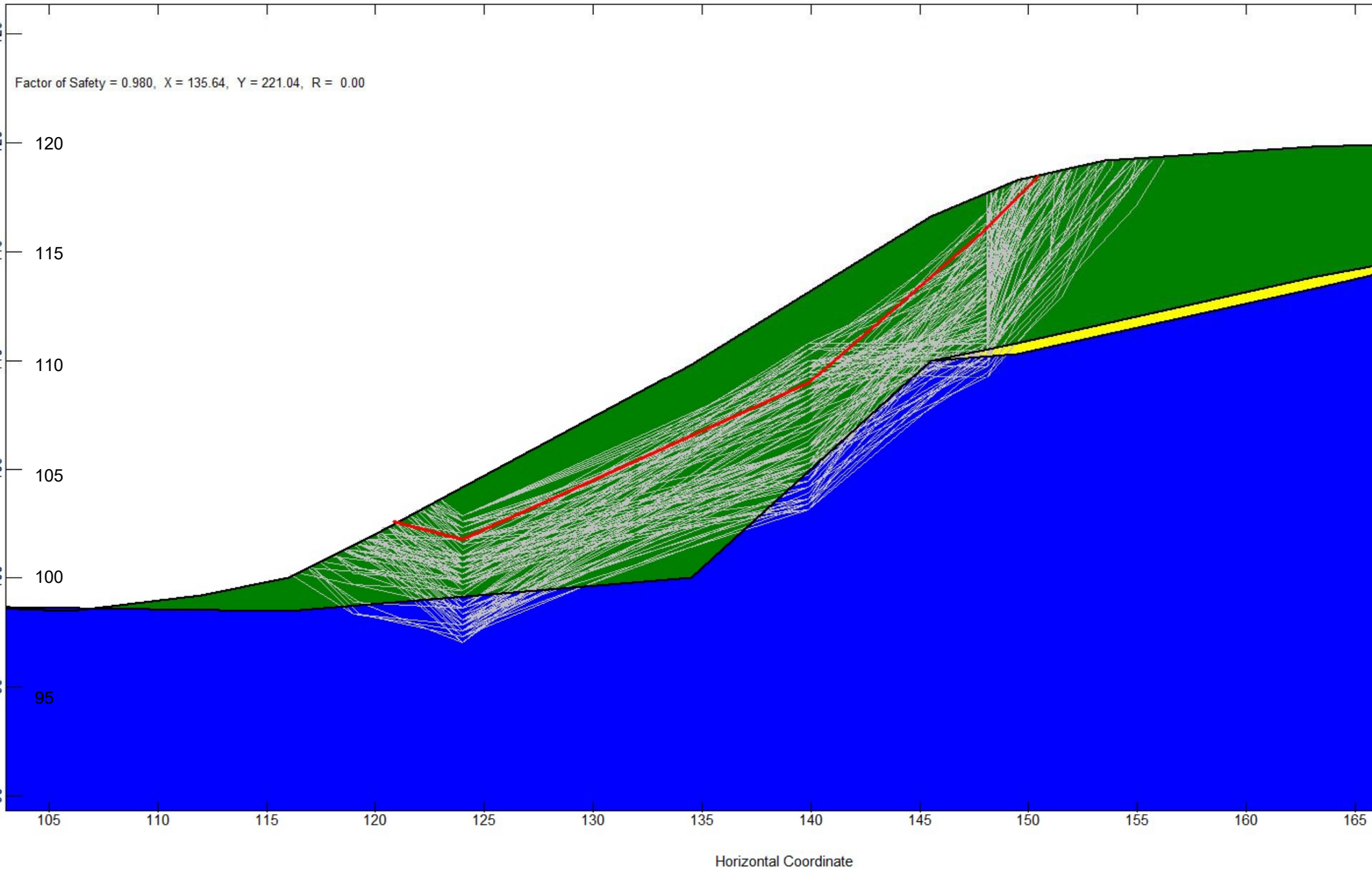
SCALE: 1"= 20' DATE: 08/07/2018
DRAWN BY: JCM FILE #: 195831 - 700

SLOPE IN PLAN

STATE OF MARYLAND
JEROME MAMAUAG
No. 21325
PROFESSIONAL LAND SURVEYOR

SOIL BORING LOCATIONS and SECTION A-A'

SLOPE SECTION A-A'



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STABLPro for Windows, Version 2015.4.2

Upgraded from:
FHWA-PCSTABLE

Serial Number : 160711318

--Slope Stability Analysis--
Simplified Janbu, Simplified Bishop
or Spencer Method of Slices

==========

This program is licensed to : Piedmont Geotechnical, Inc., Leesburg, VA

Path to file locations : C:\Users\Daniel\Documents\PGI 2021\3083 Warwick Slope\
Name of input data file : WARWICK_05A.sl4d
Name of output file : WARWICK_05A.sl4o
Name of plot output file : WARWICK_05A.sl4p

Time and Date of Analysis

Date: April 05, 2021 Time: 07:13:49

PROBLEM DESCRIPTION WARWICK_05A

BOUNDARY COORDINATES

10 Top Boundaries
20 Total Boundaries

Boundary No.	X-Left ft.	Y-Left ft.	X-Right ft.	Y-Right ft.	Soil Type Below Bnd
1	100.00	98.70	106.00	98.50	1
2	106.00	98.50	112.00	99.20	1
3	112.00	99.20	116.00	100.00	1
4	116.00	100.00	120.00	102.00	1
5	120.00	102.00	134.50	109.80	1
6	134.50	109.80	145.50	116.60	1
7	145.50	116.60	149.50	118.30	1
8	149.50	118.30	153.50	119.20	1
9	153.50	119.20	163.00	119.80	1
10	163.00	119.80	174.70	120.20	1
11	100.00	98.70	116.00	98.50	3

12	116.00	98.50	134.50	100.00	3
13	134.50	100.00	145.50	110.00	3
14	145.50	110.00	149.50	110.80	2
15	149.50	110.80	163.00	113.80	2
16	163.00	113.80	174.70	116.00	2
17	145.50	110.00	149.50	110.30	3
18	149.50	110.30	163.00	113.30	3
19	163.00	113.30	174.70	116.00	3
20	0.00	0.00	0.00	0.00	1

ISOTROPIC SOIL PARAMETERS: 3 Type(s) of Soil

Soil Type No.	Total Unit Wt. pcf	Saturated Unit Wt. pcf	Cohesion Intercept psf	Friction Angle (deg)	Pore Pressure Param.	Pressure Constant psf	Piez. Surface No.
1	100.0	105.0	0.0	27.5	0.00	0.0	0
2	95.0	100.0	0.0	25.0	0.00	0.0	0
3	125.0	130.0	0.0	32.0	0.00	0.0	1

1 PIEZOMETRIC SURFACE(S) HAVE BEEN SPECIFIED

Unit Weight of Water = 62.40 pcf

Piezometric Surface No. 1 Specified by 3 Coordinate Points

Point No.	X-Water ft.	Y-Water ft.
1	100.00	96.50
2	150.00	96.50
3	174.70	100.00

A Critical Failure Surface Searching Method, Using A Random Technique For Generating Sliding Block Surfaces, Has Been Specified.

100 Trial Surfaces Have Been Generated.

3 Boxes Specified For Generation Of Central Block Base

Length Of Line Segments For Active And Passive Portions Of Sliding Block Is 5.0

Box No.	X-Left ft.	Y-Left ft.	X-Right ft.	Y-Right ft.	Height
1	124.00	100.00	124.00	100.00	6.00
2	140.00	107.00	140.00	107.00	8.00
3	148.00	113.00	148.00	113.00	8.00

Following Are Displayed The Ten Most Critical Of The Trial Failure Surfaces Examined. They Are Ordered - Most Critical First.

* * Safety Factors Are Calculated By The Modified Janbu Method * *

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	120.90	102.49
2	124.00	101.76
3	140.00	108.85
4	148.00	116.09
5	150.38	118.50

*** 0.980 ***

Individual data on the 7 slices

Slice No.	Width Ft	Water Weight Lbs	Water Force Top Lbs	Water Force Bot Lbs	Tie Force Norm Lbs	Tie Force Tan Lbs	Earthquake Force Hor Lbs	Surcharge Ver Lbs	Surcharge Load Lbs
1	3.1	0.37E+03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
2	10.5	0.30E+04	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
3	5.5	0.21E+04	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
4	5.5	0.20E+04	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
5	2.5	0.54E+03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
6	1.5	0.17E+03	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00
7	0.9	0.30E+02	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00	0.00E+00

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	123.00	103.62
2	124.00	102.78
3	140.00	109.59
4	148.00	115.19
5	149.47	118.29

*** 0.995 ***

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.

1	122.86	103.54
2	124.00	102.84
3	140.00	109.70
4	148.00	114.59
5	149.85	118.38

*** 0.998 ***

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	123.02	103.62
2	124.00	102.79
3	140.00	109.23
4	148.00	115.46
5	148.37	117.82

*** 1.009 ***

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	122.84	103.53
2	124.00	102.54
3	140.00	107.82
4	148.00	114.85
5	150.31	118.48

*** 1.017 ***

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	120.90	102.48
2	124.00	102.10
3	140.00	108.34
4	148.00	113.85
5	149.53	118.31

*** 1.018 ***

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	119.82	101.91
2	124.00	100.25
3	140.00	108.17
4	148.00	116.85
5	149.41	118.26

*** 1.038 ***

Failure Surface Specified By 6 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	122.39	103.29
2	124.00	102.32
3	140.00	107.60
4	148.00	112.84
5	150.95	116.87
6	152.97	119.08

*** 1.039 ***

Failure Surface Specified By 5 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	121.18	102.64
2	124.00	101.02
3	140.00	110.36
4	148.00	116.45
5	149.34	118.23

*** 1.040 ***

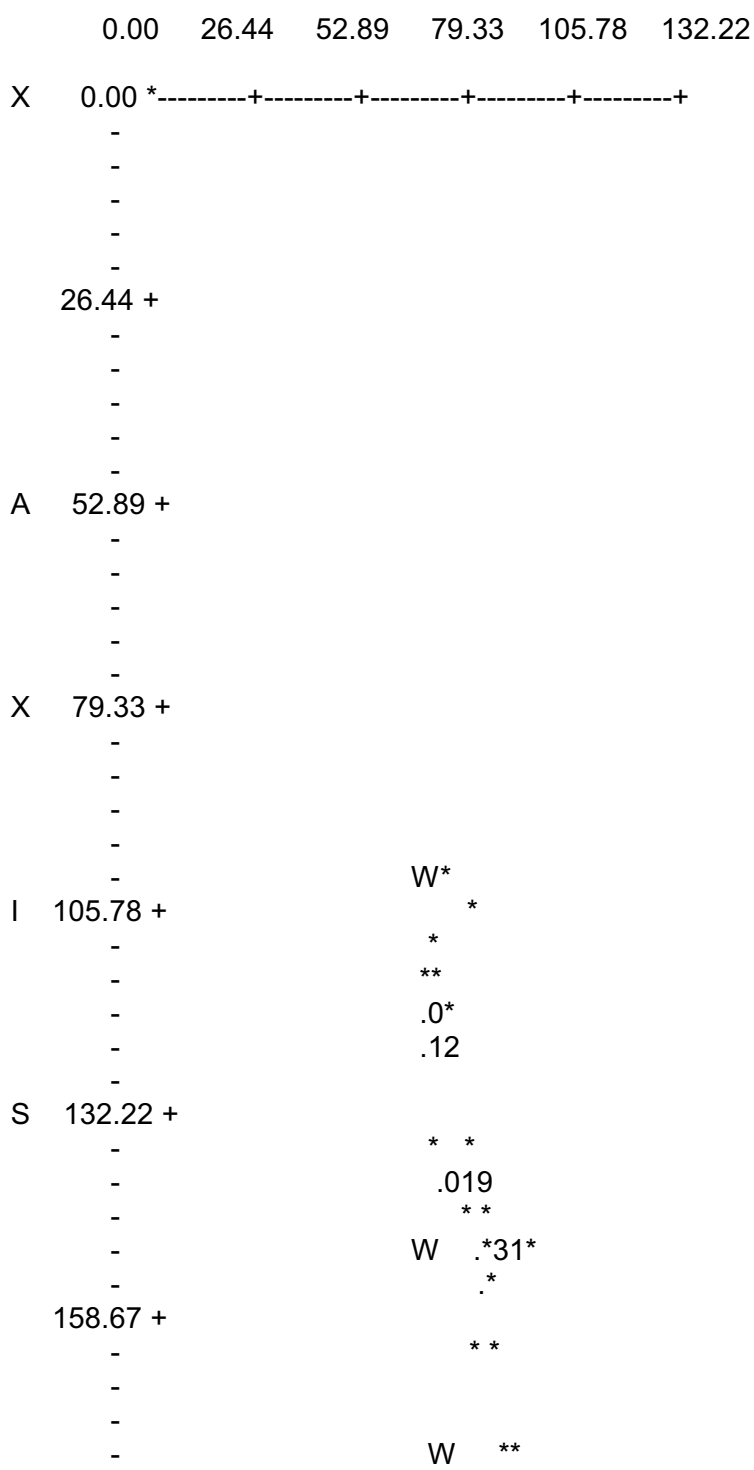
Failure Surface Specified By 6 Coordinate Points

Point No.	X-Surf ft.	Y-Surf ft.
1	119.33	101.67
2	124.00	100.33
3	140.00	106.61
4	148.00	113.75
5	151.52	117.30

6 151.82 118.82

*** 1.043 ***

Y A X I S F T



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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical- engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply this report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by*: the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.

GEOTECHNICAL BUSINESS COUNCIL
of the Geoprofessional Business Association

8811 Colesville Road/Suite G106, Silver Spring, MD 20910
Telephone: 301/565-2733 Facsimile: 301/589-2017
e-mail: info@geoprofessional.org www.geoprofessional.org

To: Somerset Town Council

From: Matthew Trollinger, Town Manager

Date: February 5, 2024

Subject: Permit Approval Recommendation – 5515 Greystone St.

I am writing to recommend the approval of the permit submitted by William Feeney, on behalf of David Rosner and Jasmine Rosner, the property owners at 5515 Greystone St., for the construction of a second story addition to existing home at the property located at 5515 Greystone St. The plans were submitted on December 12, ahead of the January 10 deadline, and have undergone a thorough review by both Town staff and contracted technical experts.

Administrative Requirements

The Town has confirmed compliance with the administrative requirements of the Code. Notably, the applicant has confirmed that no more than three construction vehicles will be parked in the street at a time, in compliance with parking restrictions, and the house number certification has been signed and completed. In addition, the Town delivered notice to neighbors ten days prior to the hearing via first-class US Mail and email, as required by the Town Code. Town staff also hand-delivered packages containing notice of the hearing and construction, as well as a site plan and drainage plan, and elevation drawings to abutting neighbors on Friday, January 26.

Building Requirements

The Town's Building Administrator has reviewed the plans and confirmed that it complies with the Town Code. Notably, the applicant has supplied a certified letter that the existing house is 25 ft. from the front property line, which is equal to the Established Building Line.

Tree Care

The Town Arborist has reviewed the plans, and no tree protection or tree replacement is being required. The work is contained to the existing footprint of the house.

Stormwater Management

The Town's stormwater requirements do not apply, as the construction does not propose any additions to the square footage of the house.

Conclusion & Recommendations

As laid out in the attached spreadsheet breaking down the various objective criteria in the Town Code, the staff evaluation of the project indicates that the project complies with the Town building requirements. Therefore, I recommend approval of the project.

TOWN CODE REQUIREMENTS	Town Requirement	Application	Check	Notes/Recommendations	Town Code Language
Main Building: Side Setback	8', 18' sum	13', 25' sum	✓		Side: eight (8) feet one side; eighteen (18) feet sum for both sides. The Town Code also provides: Wall check. A copy of an engineer's wall check must be delivered to the Clerk-Treasurer within 24 hours of receipt by the contractor.
Main Building: Rear Setback	20'	40'	✓		Rear: twenty (20) feet.
Main Building: Front Setback	25' (EBL)	25'	✓		No building may be constructed nearer to any front lot line than the established building line or twenty-five (25) feet, whichever results in a greater setback.
Projections	n/a	n/a	✓		n/a
Accessory Building: Lot Coverage	n/a	n/a	✓		Accessory Buildings must not occupy more than twenty-five percent (25%) of the rear yard
Accessory Building: Height	n/a	n/a	✓		n/a
Accessory Building: Setbacks	n/a	n/a	✓		Minimum setback: 5 [ft.] plus 1 [ft.] for each foot or fraction of a foot in excess of 10
Stormwater Drainage	n/a	n/a	✓	No increase in impervious surface.	All new building construction must include a stormwater drainage plan. The plan must provide on-site infiltration for all runoff from all rooftop surfaces. On-site infiltration must be provided for a one-year storm event. 1) All reasonable opportunities for using nonstructural practices must be exhausted before structural practices are implemented. On-site infiltration must be accomplished, to the maximum extent practicable, in the following order of preference: a) Environmental site design (ESD); and b) Structural devices. 2) If the requisite amount of on-site infiltration is not possible, runoff may be treated by storage devices that temporarily store or detain stormwater. Such storage devices may be used only for that volume of runoff that cannot be infiltrated by ESD and structural practices. All ESD and structural practices shall be designed in accordance with the Design Manual, except as may be modified by the Town Council by resolution from time to time.
Driveway	n/a	n/a	✓		All new or replacement driveways must be constructed of permeable materials. This requirement shall not apply to the following: 1) An apron in front of a garage entrance, measuring no more than 5 feet in length and 15 feet in width; 2) An apron within a public right-of-way; or 3) A driveway having a slope of 5% or more.

OTHER TOWN REQUIREMENTS	Requirement	Proposed	Check	Notes/Recommendations	Town Code Language

Neighbor Notification	Neighbors notified via email and US mail.	Neighbors were notified via email, US mail, and hand-delviered notice, including plans.	✓	Final notice was delivered Friday, January 26, or ten days prior to the scheduled hearing.	A hearing shall be conducted after giving at least 10 days' notice of such hearing to the applicant and the adjoining and confronting neighbors. Notice shall be sent by the Clerk-Treasurer by first-class mail and by e-mail if e-mail addresses are available in the Town directory, if any, or are otherwise known.
House Number Certification	Signed certfication form	Certification signed	✓		A certification by the applicant, on a form prepared by the Town, that the applicant will comply with the Montgomery County requirements for house numbers.
Parking Plan			✓	The applicant has confirmed via email that no more than 3 vehicles will be parked on the street at one time during construction.	A parking plan, whenever it is likely that more than three vehicles of persons involved in construction sought to be authorized by a Town building permit (other than the owner of the property which is the subject of the permit) will be parked within the Town at any one time. Such plan shall identify the location of the parking areas to be used by such vehicles. Compliance with a parking plan approved by the Town Council shall be a condition of the issuance of the building permit and a violation of the parking plan may be grounds for revocation of such permit. The parking plan shall provide that: 1) To the maximum extent feasible, parking shall be located on the property which is the subject of the Town building permit; 2) To the maximum extent feasible, if additional parking is needed, parking shall be located on more than one street in the immediate area of the property which is the subject of the Town building permit; and 3) To the extent feasible, parking more than three vehicles in the same area of a Town street shall not be permitted.
Tree Replanting Plan	n/a	n/a	✓	No trees are impacted by the work, as it is is in the same footprint of the existing house.	A statement whether the applicant intends to perform replanting after tree removal is completed. If the applicant does so intend, the applicant shall submit a replanting plan.

MONTGOMERY COUNTY STANDARDS	**Requirement**	**Proposed**	**Check**	**Notes/Recommendations**	**Other Notes**
Building Coverage	n/a	n/a	✓	There is no increase in building lot coverage.	

Building Height	Either 35 ft. max OR 30 ft. mean	26.52 ft. max	✓		The Town Code provides that: If the structure or new construction will be more than two (2) stories high, the contractor must notify the Clerk-Treasurer after the frame and partitions have been erected, but before the installation of insulation and dry wall. A certified height survey shall be submitted to the Town by the applicant to allow the height to be confirmed.

Rosner Residence

CODES:

THIS WORK WILL BE DONE BASED ON IRC 2018
UNDER SEC. 8-13, 8-14, & 51-12 OF THE MCC

PROJECT DESCRIPTION

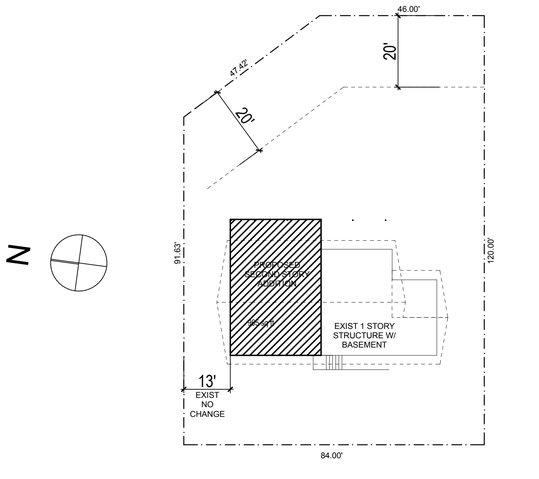
No excavation more than 50 SF (6 pier footings)
Addition of second floor on existing first floor structure.

SPRINKLER SYSTEM= No
SMOKE DETECTION= Hardwired, interconnected smoke detectors on separate circuit from main panel and with battery power backup.

SITE MAP

TABLE OF CONTENTS

SITE PLAN
1"=20'-0"



GREYSTONE STREET

1 Site Plan
SCALE: 1" = 20'

ZONING : R-2
LOT- 4
BLOCK- D
LOT SIZE- 9541 SF

SOMERSET HEIGHTS

EXISTING
BASEMENT-1323 SF
FIRST FLOOR-1323 SF
SECOND FLOOR- NONE

GROSS FLOOR AREA= 2646 SF

BUILDING VOLUME= 21168 CF

SCREEN PORCH- 264 SF

CARPORT -264 SF

BUILDING AREA 1323+264= 1587 SF

LOT OCCUPANCY= 16.5 %

PROPOSED NEW
SECOND FLOOR- 964 SF

TOTAL= 964 SF

BUILDING AREA INCREASE = 211 SF

NEW ADDITION VOLUME= 7712 CF

PROPOSED TOTAL
BASEMENT- 1323 SF
FIRST FLOOR- 1323 SF
SECOND FLOOR- 964 SF

GROSS FLOOR AREA= 3610 SF

BUILDING VOLUME = 28880 CF

SCREEN PORCH- 264 SF
CARPORT- 264 SF

BUILDING AREA 1323+264+ 211= 1798 SF

LOT OCCUPANCY= 18.5%

BUILDING HEIGHT =

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

FENESTRATION U-FACTOR[b]	0.35 U-Factor
SKYLIGHT[b] U-FACTOR	0.55 U-Factor
GLAZED FENESTRATION SHGC[b]	0.40 Solar Heat Gain Coefficient (SHGC)
CEILING	R-49
WOOD FRAME WALL AND RIM JOISTS	R-19 in cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
MASS WALL[c]	R-15 continuous on the exterior, or R-20 continuous on the interior
FRAME FLOOR	R-25 + R-5 continuous
ELEVATED SLAB	R-15 continuous
BASEMENT WALL	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous
SLAB ON GRADE[d]	R-10 perimeter insulation for a depth of 2 ft
CONDITIONED CRAWLSPACE WALL	R-19 cavity + R-5 continuous on the exterior, or R-13 in cavity + R-10 continuous on the exterior, or R-15 continuous

For SI: 1 foot = 304.8 mm.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the *R*-value specified in the table.

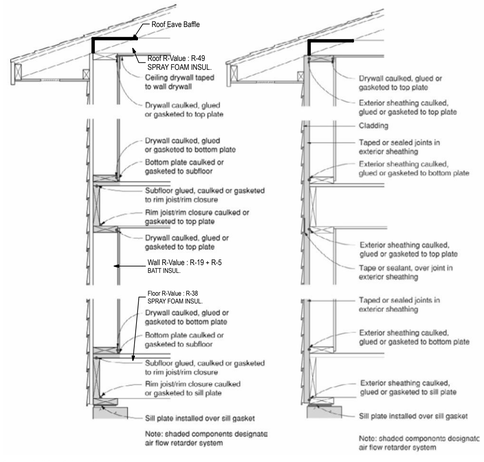
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. The second *R*-value applies when more than half the insulation is on the interior of the mass wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs

Air Barrier and Thermal Barrier Alignment

Envelope Air Sealing



Source: Building Science Corporation

R402.4.1.1

Installation. The components of the *building thermal envelope* as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the *code official*, an *approved* third party shall inspect all components and verify compliance.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous six-sided air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material. All ceiling, wall, floor and slab insulation shall achieve Grade I installation per the RESNET Standards or, alternatively, Grade II for surfaces that contain a layer of continuous, air impermeable insulation > R5.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed. Doors adjacent to unconditioned space or ambient conditions shall be made substantially air-tight with weather stripping or equivalent gasket.	Continuous exterior insulation shall continue over window and door headers. Skylight and window chases through unconditioned attic space must be insulated to exterior wall values per table 402.1.2.
Rim joists	Rim joists shall include continuous air barrier.	Rim joists shall be insulated per Table 402.1.2.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawlspace walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Duct shafts or chases next to exterior or unconditioned space shall be insulated.
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Walls next to unconditioned garage space shall be insulated.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	Seal any plumbing or wiring that penetrates the building envelope.	Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
Common wall separating dwelling units	Air barrier is installed in common wall between dwelling units.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	
Fireplace	An air barrier shall be installed on fireplace walls.	

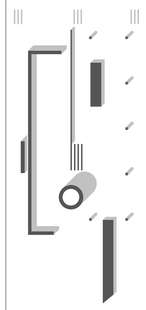
R402.4.3

Fenestration Air Leakage Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m^2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m^2), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and *listed* and *labeled* by the manufacturer.

SYMBOLS LEGEND

BEDROOM	ROOM NAME / NUMBER	A	DOOR SYMBOL		EXISTING PARTITION TO REMAIN
100.0" SPOT ELEVATION	SPOT ELEVATION	W01	WINDOW SYMBOL		EXISTING PARTITION TO BE DEMOLISHED
SHEET NUMBER / DETAIL NUMBER	DETAIL INFORMATION	EA	EQUIPMENT SYMBOL		NEW PARTITION
SHEET NUMBER / SECTION NUMBER	SECTION INFORMATION	1	REVISION NUMBER		EXISTING DOOR, FRAME AND HARDWARE TO REMAIN.
SHEET NUMBER / ELEVATION NUMBER	ELEVATION		KEY NOTE		EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED. NOTE: SEE GENERAL NOTES FOR FURTHER INFO.
ALIGN	ALIGN THE SURFACES INDICATED	VCT or CPT	CHANGE IN FLOOR FINISH		NEW DOOR
	CENTER LINE		EXISTING FIXTURES, MILLWORK TO BE REMOVED.		

DCRA USE ONLY



William L. Feeney Architect LLC
www.billfeeney.com 202 441 2058 bill@billfeeney.com

Rosner Residence
5515 Greystone Street
Chevy Chase, MD 20815

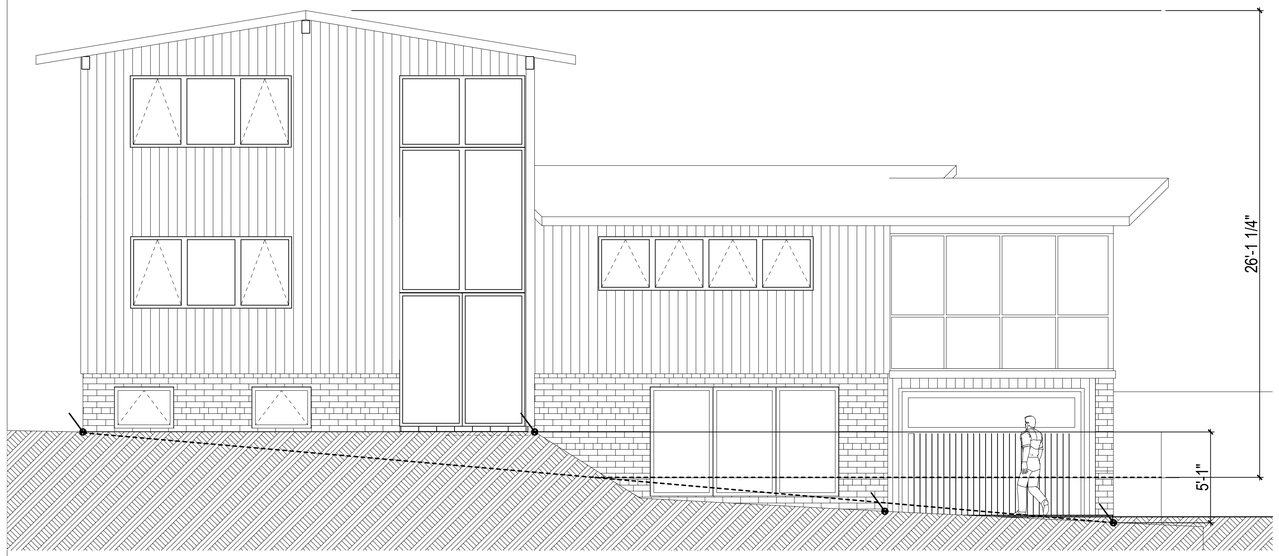
Drawing Title:		
Date:	Rev. No.	Description:

Drawing Title:

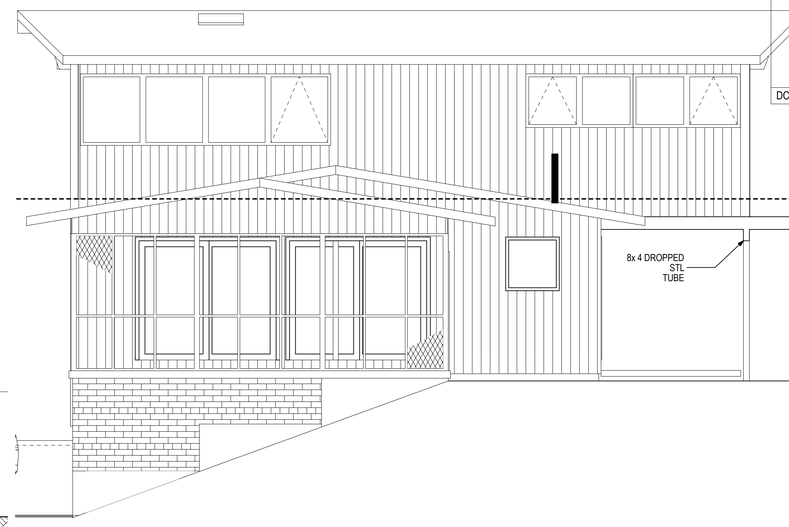
Cover Sheet

Permit Set

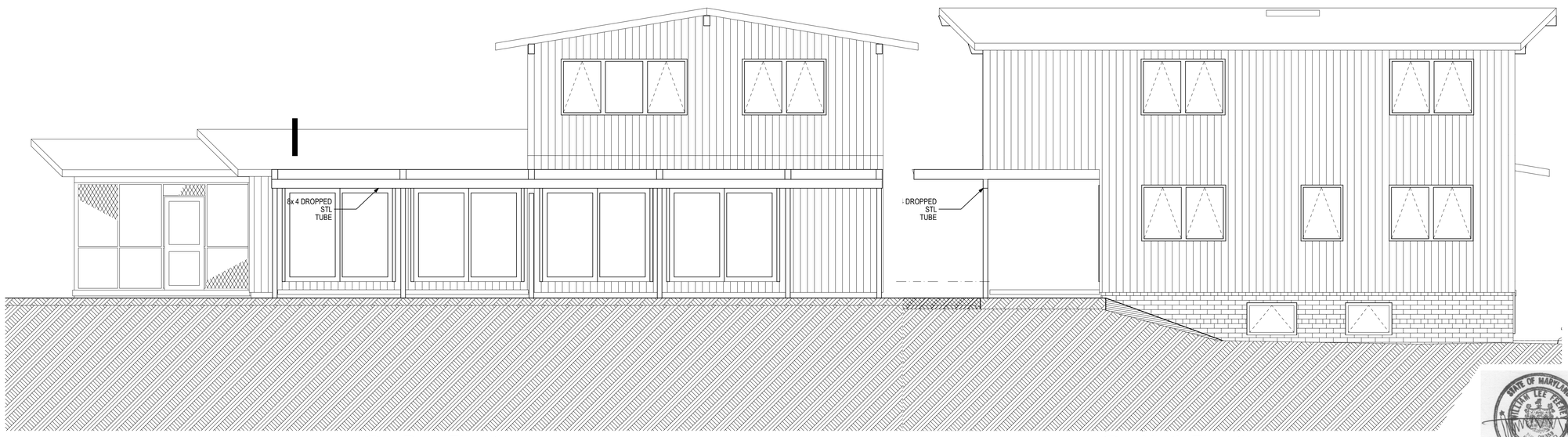
Date: 11-10-23	Sheet
Scale:	0001
Drawn:	
Chd:	
Project No.:	



1 Front Elevation
SCALE: 1/4" = 1'-0"



3 South Elevation
SCALE: 1/4" = 1'-0"



2 Rear Elevation
SCALE: 1/4" = 1'-0"

4 North Elevation
SCALE: 1/4" = 1'-0"

DCRA USE ONLY

William L. Feeney Architect LLC
www.billfeeney.com 202 441 2058 bill@billfeeney.com

Rosner Residence

5515 Greystone Street
Chevy Chase, MD 20815

Drawing Title:

Date:	Rev. No.	Description:

Drawing Title:

Architectural Elevations

Permit Set

Date: 11-10-23
Scale:
Drawn:
Chd:
Project No.:

Sheet
A005

Town of Somerset Permit and Waiver Application

If your home is in the Historic District, please refer to the Historic District instructions in addition to completing applicable permit below.

Street address for which permit applies: 5515 GREYSTONE Date 12-12-23

Applicant Information:

Name: WILLIAM FEENEY Phone 202-537-0397

Address: 4519 CHESAPEAKE ST NW Cell Phone: 202-441-2058

City, State and Zip: WASH DC 20016 Email: BILL@BILLFEENEY.COM

Property Owner Information or Co-Owner Information (if other than applicant)

Name: DAVID ROSNER Phone: —

Address: 5515 GREYSTONE ST Cell Phone: 202-236-0831

City State and Zip: CC MD 20815 Email: ROSNERG@GMAIL.COM

Contractor Information: NOT SELECTED YET

Name:_____ Phone_____

Address:_____ Cell Phone:_____

City, State and Zip:_____ Email_____

Contractor License Number:

Maryland Home Improvement (for additions)_____

Montgomery County Office of Consumer Protection (for new homes)_____

For Building Permits Only:

Legal description (lot and block) LOT 4 BLOCK D

Date of subdivision plat recordation of lot:_____

Disclaimer:

The Town of Somerset makes no warranties or representations as to the currency or accuracy of the content on this site or any other site to which reference is made herein by linking or otherwise. The Town of Somerset assumes no liability or responsibility for any errors or omissions in the content or operation of this or other sites referenced herein. Information on this website may be changed, deleted, added to, or otherwise modified or amended without notice. Your use of and browsing in this site, and any other site to which you may be linked or directed by this site, is at your own risk.

Town documents, including but not limited to the Town of Somerset Charter and Code, appearing on this site may not be the current official version adopted or maintained by the Town. The current official version of all Town documents, including the Town Charter and Code, are available for inspection at the Town Hall and should be consulted prior to any action being taken.

For further information regarding the official version of any Town document, please contact the Town directly at:

4510 Cumberland Avenue Chevy Chase, MD 20815 301-657-3211

town@townofsomerset.com

Property in Somerset's Historic District

If your property is in the Somerset Historic District, please visit the website for Montgomery County's Historic Preservation Commission at http://www.montgomeryplanning.org/historic/instructions/historic_area_work_permits.shtm and become familiar with the process. Town of Somerset strongly suggests that you set up a pre-permit meeting with the Town of Somerset before beginning the permit process with HPC and the County in order to avoid the possibility of having to return to them to apply for a revision. There may be a fee charged for this meeting. Contact the Town Manager to arrange such a meeting. Following your pre-permit meeting with Somerset, take your plans to the County Historic Preservation Office for further instructions. Once you are in their system, they will send your plans to the Local Advisory Panel (LAP). In Somerset, members of the town's council are acting as the LAP. As such, council members will not be making a decision on the building permit. Once the Historic Commission approves the plans and issues the Historic Area Work Permit, they will forward the plans to the Montgomery County permitting office for their permit approval. Once you have both of the county permits, you apply for a Town of Somerset permit and put yourself on the schedule for a Town Council meeting where a decision will be made.

Please ensure that you submit a complete application; incomplete applications will not be reviewed. Refer to the Permit Instruction Sheets for details on how to apply for your particular permit(s). In addition, it is strongly suggested that you consult with the Town Manager about the need for a pre-construction meeting.

Please check the appropriate boxes to indicate the permit(s) for which you are applying. See the Fee Schedule for associated fees and deposits.

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☐	Install or replace exterior components for HVAC systems. HVAC Permit Instructions	Yes for Replacement. No if part of bldg permit	Yes*	Yes	Yes	Council (Mayor can approve in an emergency for eventual council approval)
☒	Building Permit (new homes, additions, porch, stoop, garage, accessory bldg.) Building Permit Instructions	Yes	Yes	Yes	Yes	Council
☐	Curb Cut, Driveway Apron, Sidewalk Right-of-Way curb cut, driveway apron and curb cut instructions	Yes	Yes*	Yes	No	Mayor**
☐	Demolition Demolition Permit Instructions	Yes	Yes*	Yes	Yes	Council
☐	Dumpster or Portable Storage Units Dumpster or Portable Storage Unit Permit Instructions	Yes	Yes*	No	No	Mayor**
☐	Fences Fence Permit Instructions	Yes	No	Yes Inside and outside of Somerset	Yes if new; No if replace-ment in kind.	Mayor**
☐	Walls: Permits required for walls more than 12" high Wall Permit Instructions	Yes	Yes	Yes* Inside and outside of Somerset	Yes if wall is more than 30" high	Mayor**

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☐	Generator Generator Permit Instructions	Yes	Yes*	Yes	Yes	Council
☐	Tree Removal Tree Removal Instructions	No	Depends* on number of trees and whether or not there is a reforestation plan.	Yes Inside and outside of Somerset	No	Mayor for 1-2 trees; Council for 3 or more trees;
☐	Waivers Waiver Instructions	Yes	N/A	Town notifies neighbors	Possibly	Council
☐	Application to extend permit	Yes	No	No	Possibly	Depends on type of permit

* If you are applying for a building permit and these items are part of the project, the cumulative deposit will not exceed $2,000, with the exception of the Tree Reforestation deposit.

**Any item approved by the mayor that is also part of a building project will also require council approval.

Description of work to be done:

ADDITION OF SECOND FLOOR ON EXISTING FIRST LEVEL.

NO EXCAVATION OVER 50 SF REQUIRED.

Anticipated date for work to commence: ASAP

Anticipated date for completion: 5-6 MONTHS DURATION

I certify that I am the owner(s) of the property for which I am applying for a permit, that the application is correct and that construction will comply with the plans submitted. I acknowledge this to be a condition of the issuance of this permit.

Owner Signature [signature] Date 12-12-23

Printed Name DAVID ROSNER

Co-Owner Signature _____ Date _____

Printed Name _____

Co-Owner Signature _____ Date _____

Printed Name _____

NEIGHBOR SIGNATURE SHEET

Note to neighbors: Please be aware that your signature on this document does not signify concurrence. It only confirms that you have seen the respective plans. You are welcome to comment on the plans by writing the Mayor or by attending the Council meeting on (applicant to fill in date)_____ when the Council will consider these plans.

Street address of project site: 5515 GREYSTONE ST

For the neighbor: Please check the box below for the plans that you have seen:

☐ Tree removal (include residents inside and outside of Somerset where applicable);

☐ External HVAC components, new location or replacement;

☐ New Construction (additions and new homes); Review drainage and storm water management plans as well as parking plan if applicable;

☐ New curb cut or driveway apron and sidewalk;

☐ Demolition

☐ Location of Dumpster or Portable Storage Device;

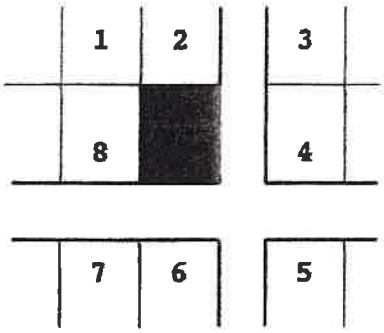
☐ Fence: new, relocated or replaced (includes residents inside and outside of Somerset where applicable);

☐ Walls (includes residents inside and outside of Somerset where applicable);

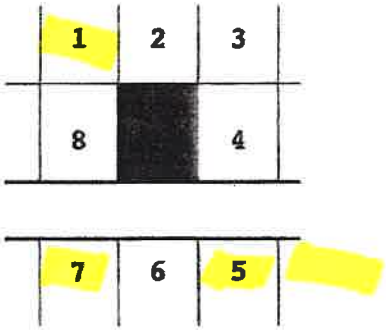
☐ Generator

Applicant: Using the following map as a key, list the names and addresses of the neighbors who adjoin or confront the property where project is to take place. "Adjoining or confronting" is defined as land that touches the boundary line of another property on at least one point, or which would do so except for an intervening road, street or right-of-way. Then ask neighbor to sign in the appropriate box.

☐ Corner Site



☐ Mid-block Site



1	Printed Name	Address	Signature	Date
2	Printed Name	Address	Signature	Date
3	Printed Name	Address	Signature	Date

4	Printed Name	Address	Signature	Date
5	Printed Name	Address	Signature	Date
6	Printed Name	Address	Signature	Date
7	Printed Name	Address	Signature	Date
8	Printed Name	Address	Signature	Date

Applicant:

I certify that I have shown all the required neighbors the identical full-size plans (unless the cost of proposed work is less than $25,000 in which case smaller plans can be used) that I have filed or will file with the Town of Somerset and, if applicable, Montgomery County Maryland. I further certify that I have notified the same neighbors of the anticipated date (noted above) that the Town Council, if applicable, will consider my permit application.

APPLICANT SIGNATURE_____DATE_____

PRINTED NAME_____

From: **Brian Pilot** bpilot@studios.com
Subject: Re: Fw: 5515 Home addition neighbor notification
Date: December 13, 2023 at 6:00 PM
To: bill@billfeeney.com
Cc: Rebecca Pilot rebecca.pilot@yahoo.com, Home Brian Pilot brianvpilot@yahoo.com

Hi Bill,
Thanks for sending the plans and the design looks great. You can let the Town know we have confirmed receipt and, if it helps, that Rebecca and I are in support. We've been fortunate to meet David and Jasmine and look forward to their eventual move in. If there is one hope we have, it is that they select a good and reputable General Contractor.

Good luck with the rest of the permitting process.
Brian

Brian Pilot, AIA, LEED AP
Principal

STUDIOS

1625 M Street NW, Washington, DC 20036
202.736.5944 direct | 202.736.5900 main | 202.821.2118 mobile | STUDIOS.com

Begin forwarded message:

On Wednesday, December 13, 2023, 3:58 PM, William Feeney <bill@billfeeney.com> wrote:

> Good afternoon:
>
> My name is William Feeney and am designing an addition for your neighbors David and Jasmine Rosner at 5515 Greystone. It is a second story on half of the existing first story home.
>
> We plan to create a seamless transition using the same materials and architectural details. All zoning regulations for Somerset will be met and the height will be below the Somerset regulations. there will be no need for heavy construction equipment during construction because the addition rests mainly on the existing home and excavation is only (5) 18" holes for columns at the rear. No trees will be removed for the project.
>
> I am writing to inform you of our project per the Somerset guidelines. I have attached a site plan and a set of architectural elevations for your review. The town also requires that you confirm receipt of these drawings., not the you approve or disprove of them, just received them. you are welcome to attend the meeting and ask questions and/ or meet your new neighbors.
>
> Can you please reply back as soon as possible? We are going to present to the town at the January 2024 meeting.
>
> Thank you very much for your time,
>
> Bill

From: Sophia Maroon smaroon@gmail.com
Subject: Re: 5515 Home addition neighbor notification
Date: December 13, 2023 at 7:22 PM
To: William Feeney bill@billfeeney.com

Received. Thank you.

On Wed, Dec 13, 2023 at 3:52 PM William Feeney <bill@billfeeney.com> wrote:

> Good afternoon:
>
> My name is William Feeney and am designing an addition for your neighbors David and Jasmine Rosner at 5515 Greystone. It is a second story on half of the existing first story home.
>
> We plan to create a seamless transition using the same materials and architectural details. All zoning regulations for Somerset will be met and the height will be below the Somerset regulations. there will be no need for heavy construction equipment during construction because the addition rests mainly on the existing home and excavation is only (5) 18" holes for columns at the rear. No trees will be removed for the project.
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>
> Can you please reply back as soon as possible? We are going to present to the town at the January 2024 meeting.
>
> Thank you very much for your time,
>
> Bill
>
> *William L. Feeney Architect, PLLC*
> 4519 Chesapeake Street, NW
> Washington, DC 20016
> tel 202-537-0397
>
> www.billfeeney.com

From: **Amy Hoang Wrona** amyhw1115@gmail.com
Subject: Re: 5515 Home addition neighbor notification
Date: December 13, 2023 at 7:27 PM
To: William Feeney bill@billfeeney.com
Cc: jim.wrona@finra.org

Hi Bill!

It was fun running into you and Allison last month. This email confirms receipt of your email.

Look forward to seeing the finished product,
Amy

On Wed, Dec 13, 2023 at 4:33 PM William Feeney <bill@billfeeney.com> wrote:

Good afternoon:

My name is William Feeney and am designing an addition for your neighbors David and Jasmine Rosner at 5515 Greystone. It is a second story on half of the existing first story home.

We plan to create a seamless transition using the same materials and architectural details. All zoning regulations for Somerset will be met and the height will be below the Somerset regulations. there will be no need for heavy construction equipment during construction because the addition rests mainly on the existing home and excavation is only (5) 18" holes for columns at the rear. No trees will be removed for the project.

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Can you please reply back as soon as possible? We are going to present to the town at the January 2024 meeting.

Thank you very much for your time,

Bill

William L. Feeney Architect, PLLC
4519 Chesapeake Street, NW
Washington, DC 20016
tel 202-537-0397

www.billfeeney.com

From: **William Feeney** bill@billfeeney.com
Subject: Fwd: Email addresses for residents
Date: December 14, 2023 at 1:52 PM
To: Feeney Bill bill@billfeeney.com

William L. Feeney Architect, PLLC
4519 Chesapeake Street, NW
Washington, DC 20016
tel 202-537-0397

www.billfeeney.com

Begin forwarded message:

From: Linda Williams <linda@townofsomerset.com>
Subject: Email addresses for residents
Date: December 13, 2023 at 3:38:17 PM EST
To: "bill@billfeeney.com" <bill@billfeeney.com>

Hi Bill,

Email address for neighbors.
Please let me know if there are any missing.

5511 Greystone – Harry Rand & Jennifer Gibson – jennifergibsonrand@gmail.com

5512 Greystone – Sophia Maroon – smaroon@gmail.com

5513 Greystone – Dina Kallay & Asaf Kahn – asafkc@gmail.com – dina.kallay@gmail.com

5514 Greystone – Jeffrey & Haya Hakim – jhakim2@verizon.net – haya.b.hakim@gmail.com

5516 Greystone – Knut & Cathleen Leipold – leipoldfamily@verizon.net

5518 Greystone – Brian & Rebecca Pilot – rebecca.pilot@yahoo.com – brianvpilot@yahoo.com
4816 Grantham – Amy Wrona (sent yesterday)
4812 Grantham – Steven Heydemann & Gail David – heydemann@comcast.net
4814 Grantham- William & Christine Farley – cfarley@wcl.american.edu

Thanks,
Linda

1/26/2023

Dear Resident,

This letter is to inform you that David Rosner and Jasmine Rosner, the property owners at 5515 Greystone St. , have completed and filed a permit application with the Town of Somerset. The applicant is proposing the construction of a second-story addition to the existing house on the property.

The plans have been reviewed by the town staff and technical contractors, and no variances are requested as part of the application. Thus, the applicant is asserting that the proposed plans conform with the Town's Building requirements, Sec. 112-14 of the Town Code. The application will be presented to the Council for consideration at the February 5, 2024 Council meeting.

The Council meeting is scheduled for Monday, February 5, 2024 at 7:00 p.m. both in person and via Zoom. All residents are invited to attend, and you will have the opportunity to make comments at the hearing. Log-in information can be found below:

https://us02web.zoom.us/j/86091939743?pwd=TVpNMkk1azROb1l6eTJpSFRtVnJUZz09

Meeting ID: 860 9193 9743

Passcode: 491819

Dial by your location

• +1 301 715 8592 US (Washington DC)

• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

Alternatively, comments can be submitted to the Town Manager, to be entered int the record, by emailing manager@townofsomerset.com with the Email Subject Line, "5515 Greystone Building Permit Comment" no later than 4:30 p.m. on Monday, February 5, 2024.

A copy of the proposed site plan, including stormwater management, and elevation drawings are included for your review. Electronic copies of the submitted plans can be requested from the Somerset Town Hall at the email above, or by calling the Somerset Town Hall at 301-657-3211.

Thank you,

Matt Trollinger, Town Manager
Town of Somerset
manager@townofsomerset.com
301-657-3211

CC: 4814, 4816 Grantham; 5513, 5512, 5514, 5516, 5518 Greystone

Town of Somerset

House Number Certification

The undersigned building permit applicant hereby certifies, in accordance with Town Code Section 116-6.M, that the house number for the subject property will be displayed in accordance with Montgomery County Code Sec. 22-97, as amended or replaced.

The undersigned acknowledges that the proper display of the house number is critical for the identification of the property by emergency responders.

The undersigned acknowledges and understands that Montgomery County Code Sec. 22-97 (2022 edition) provides, in pertinent part, as follows:

"Sec. 22-97. Address numbers.

(a) The owner of any structure presently existing or constructed in the future must display Arabic numbers designating the address assigned to the structure by the Maryland-National Capital Park and Planning Commission, or by the municipality in which the structure is located. Numbers must be at least five (5) inches high for single-family detached and attached residences and at least six (6) inches high for commercial, industrial or multifamily structures. However, if the numbers designating the address of a single-family residence on April 5, 1988, were at least three (3) inches high, those numbers comply with the size requirement of this section as long as they remain in place. Address displays must be posted on a contrasting background displayed in a conspicuous place that is unobstructed and clearly readable from the street named in the official address of the structure."

(1982 L.M.C., ch. 30, § 1; 1988 L.M.C., ch. 33, § 1.)

Subject property: 5515 Greystone Street

Applicant: _____

William L. Feeney Architect, PLLC
4519 Chesapeake Street, NW
Washington, DC 20016

1 February 2024

Town of Somerset

Mr. Hollinger:

I am writing in response to your request for an established building line analysis for the renovation of 5515 Greystone.

I surveyed the houses within 300 ft. on the same side of the street as our project. They include 5515, 5513, 5509, 5509 to the south and 4816 Grantham to the north. This property is on the corner lot and represents the last house on Greystone that is within 300 ft. of our project at 5515 Greystone.

In summary, each of the houses listed above is the same distance from the property lines. They all measure 25'-0". We will not be requesting a variance for the addition.

I submit this information and attest to its accuracy as a licensed architect in Maryland and have signed and stamped this letter.

Thank you and please let us know what time we will be presenting at the February council meeting.

Best regards,

Bill

William L. Feeney

MONTGOMERY CONSULTING

15111 Players Way - Glenwood, MD 21738 Tel: (301) 908-3220

SUBJECT: 5515 Greystone St. – Building Permit
DATE: Feb. 2, 2024

The applicant submitted an application to add a 965 S.F. second story to the left side of the existing house at 5515 Greystone St. Interior renovations are also planned.

The MCDPS building permit is pending.

In a letter to the Town, dated Feb. 1, 2024, the architect certified the EBL along Greystone is 25 feet behind the front property line.

According to the Boundary Survey the existing house setbacks are:

Front	25 feet
Left side	13 feet
Right side	25.5 feet
Rear	Approx. 40 feet

The proposed second story will be located 13 feet from the left side property line.

The height of the addition will be 26.1 feet.

A Boundary Survey and Parking Plan have been submitted.

I recommend the Council approve the building permit application for 5515 Greystone St. Prior to the Town issuing the building permit, a copy of the MCDPS permit and a copy of the stamped permit plans must be delivered to the Town.

To: Somerset Town Council

From: Matthew Trollinger, Town Manager

Date: February 5, 2024

Subject: Variance Application – 5529 Surrey St.

I am writing to present the permit application submitted by Robert Herman, on behalf of 3612 LLC, the property owner at 5529 Surrey St., for the construction of a new home at the property located at 4815 Cumberland Ave. The applicant is proposing the construction of a rear yard addition to the existing home, the construction of a patio in the rear yard, the construction of a front porch, and the relocation of an HVAC unit on the property located at 5529 Surrey. The plans were submitted on December 20, 2023, ahead of the January 10, 2024 deadline, and have undergone a thorough review by both Town staff and contracted technical experts.

Administrative Requirements

The Town has confirmed compliance with the administrative requirements of the Code. Notably, a parking plan was included on the site plan, and house number certification was completed. In addition, the Town delivered notice to neighbors ten days prior to the hearing via first-class US Mail and email, as required by the Town Code. Town staff also hand-delivered packages containing notice of the hearing and construction, as well as a site plan to abutting neighbors on Friday, January 26.

Building Requirements – Variance Required

The Town's Building Administrator has reviewed the plans and confirmed that two variances are required from the Town Code for the proposed construction.

Both variances pertain to the proposed upgrade to the proposed front porch. The applicant is proposing to upgrade the existing stoop to a front porch. The Established Building Line at the property is 28.0'. The Town does not provide for exceptions for projections. Thus, a variance is required for the front porch steps, and the front porch itself.

Variance #1: 7.3' variance for the front porch steps; and

Variance #2: 9.5' variance for the front porch (roof).

Tree Care

The Town Arborist has reviewed the plans, and offered a recommended Tree Protection Plan for the project. The Tree Protection Plan includes one street tree, along with five private trees.

Notably, the applicant is not requesting the removal of any trees.

Stormwater Management

The Town's stormwater consultant, Bayland Consultants & Designers, Inc. has reviewed the plans and confirmed compliance with the Town's stormwater management code requirements. Notably, the project requires a total of 80.9 CF of water to be managed, including all rooftop impervious surfaces, and the proposed driveway. The project provides for 94.5 CF of water. The proposal utilizes a rear yard rain garden, which is a defined nonstructural stormwater management device in the Town Code.

Conclusion & Recommendations

As laid out in the attached spreadsheet breaking down the various objective criteria in the Town Code, the staff evaluation of the project indicates that proposed construction requires two variances from the Town Code, for the proposed upgrade of the existing front stoop into a larger front porch. The Town Council heard a hearing at 4816 Essex Ave. under very similar circumstances: an existing front stoop that was nonconforming was proposed to be converted into a modest front porch. The applicant has submitted a variance letter for the Council's consideration. The Council must consider whether the proposal satisfies the variance requirements of the Town Code, laid out below:

With respect to any variance, the strict and literal application of this section would result in peculiar or unusual practical difficulties to the owner of the lot on which the proposed construction is to be located due to exceptional narrowness, shallowness, shape, topographical conditions or other extraordinary situations or conditions peculiar to a specific parcel of property. The variance must be for the minimum reasonably necessary to avoid the above conditions or situations.

If the Council finds that the proposal satisfies the variance requirements of the Town Code, then staff recommends approval of all other elements of the permit.

TOWN CODE REQUIREMENTS	Town Requirement	Application	Check	Notes/Recommendations	Town Code Language
Main Building: Side Setback	8', 18' sum	11.6', 24.3' sum	✓	The proposed additions are further away from the side yard lot lines than the existing house.	Side: eight (8) feet one side; eighteen (18) feet sum for both sides. The Town Code also provides: Wall check. A copy of an engineer's wall check must be delivered to the Clerk-Treasurer within 24 hours of receipt by the contractor.
Main Building: Rear Setback	20'	70'	✓		Rear: twenty (20) feet.
Main Building: Front Setback	28.0' EBL	20.8'	Variance Required	The applicant is seeking a 7.3' (rounding error) variance for the front porch roof.	No building may be constructed nearer to any front lot line than the established building line or twenty-five (25) feet, whichever results in a greater setback.
Projections	n/a	18.5'	Variance Required	The applicant is seeking a 9.5' variance for the front porch steps.	n/a
Accessory Building: Lot Coverage	n/a	n/a	✓		Accessory Buildings must not occupy more than twenty-five percent (25%) of the rear yard
Accessory Building: Height	n/a	n/a	✓		n/a
Accessory Building: Setbacks	n/a	n/a	✓		Minimum setback: 5 [ft.] plus 1 [ft.] for each foot or fraction of a foot in excess of 10
Stormwater Drainage	80.9 CF	94.5 CF	✓	The plan utilizes a rear yard rain garden to provide for stormwater management of the rear yardpatio and addition. The rain garden has been sized to provide excess storage, accounting for the small front porch addition.	All new building construction must include a stormwater drainage plan. The plan must provide on-site infiltration for all runoff from all rooftop surfaces. On-site infiltration must be provided for a one-year storm event. 1) All reasonable opportunities for using nonstructural practices must be exhausted before structural practices are implemented. On-site infiltration must be accomplished, to the maximum extent practicable, in the following order of preference: a) Environmental site design (ESD); and b) Structural devices. 2) If the requisite amount of on-site infiltration is not possible, runoff may be treated by storage devices that temporarily store or detain stormwater. Such storage devices may be used only for that volume of runoff that cannot be infiltrated by ESD and structural practices. All ESD and structural practices shall be designed in accordance with the Design Manual, except as may be modified by the Town Council by resolution from time to time.
Driveway	n/a	n/a	✓	The applicant has agreed to keep the existing gravel driveway that is shared between the property and the neighboring property at 4813 Cumberland Ave. The applicant is adding trench drains at the base of the rear garage impervious surface area to channel water into the stormwater infiltration devices.	All new or replacement driveways must be constructed of permeable materials. This requirement shall not apply to the following: 1) An apron in front of a garage entrance, measuring no more than 5 feet in length and 15 feet in width; 2) An apron within a public right-of-way; or 3) A driveway having a slope of 5% or more.

OTHER TOWN REQUIREMENTS	Requirement	Proposed	Check	Notes/Recommendations	Town Code Language
Neighbor Notification	Neighbors notified via email and US mail.	Neighbors were notified via email, US mail, and hand-delviered notice, including plans.	✓	Final notice was delivered Friday, January 26, or ten days prior to the scheduled hearing.	A hearing shall be conducted after giving at least 10 days' notice of such hearing to the applicant and the adjoining and confronting neighbors. Notice shall be sent by the Clerk-Treasurer by first-class mail and by e-mail if e-mail addresses are available in the Town directory, if any, or are otherwise known.
House Number Certification	Signed certfication form	Certification signed	✓		A certification by the applicant, on a form prepared by the Town, that the applicant will comply with the Montgomery County requirements for house numbers.
Parking Plan	Site plan indicating proposed parking location of vehicles	Site plan proposes 3 on-street parking locations	✓		A parking plan, whenever it is likely that more than three vehicles of persons involved in construction sought to be authorized by a Town building permit (other than the owner of the property which is the subject of the permit) will be parked within the Town at any one time. Such plan shall identify the location of the parking areas to be used by such vehicles. Compliance with a parking plan approved by the Town Council shall be a condition of the issuance of the building permit and a violation of the parking plan may be grounds for revocation of such permit. The parking plan shall provide that: 1) To the maximum extent feasible, parking shall be located on the property which is the subject of the Town building permit; 2) To the maximum extent feasible, if additional parking is needed, parking shall be located on more than one street in the immediate area of the property which is the subject of the Town building permit; and 3) To the extent feasible, parking more than three vehicles in the same area of a Town street shall not be permitted.
Tree Replanting Plan	Town Arborist recommends tree replanting	Applicant has indicated that they do not object to, and will comply with Town Arborist replanting recommendations	✓	***I recommend that the Council add as a condition of the permit that the applicant must follow the Town Arborist's replanting recommendations.***	A statement whether the applicant intends to perform replanting after tree removal is completed. If the applicant does so intend, the applicant shall submit a replanting plan.

MONTGOMERY COUNTY STANDARDS	Requirement	Proposed	Check	Notes/Recommendations	Other Notes
Building Coverage	30% of the lot, minus 1% for each 1000 ft. over 6000 sq. ft. = 23.56% = 2931.31 sq. ft.	17.99% 2238.13 sq. ft.	✓	The Town does not currently regulate building lot coverage.	
Building Height	n/a	n/a	✓	The applicant is not proposing to increase the height of the house.	The Town Code provides that: If the structure or new construction will be more than two (2) stories high, the contractor must notify the Clerk-Treasurer after the frame and partitions have been erected, but before the installation of insulation and dry wall. A certified height survey shall be submitted to the Town by the applicant to allow the height to be confirmed.

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9TH STREET, N.W. ROOM NO:6005
WASHINGTON D.C. 20068–0001
202–331–6237 FAX:202–331–6234

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA. 22151
703–750–4256

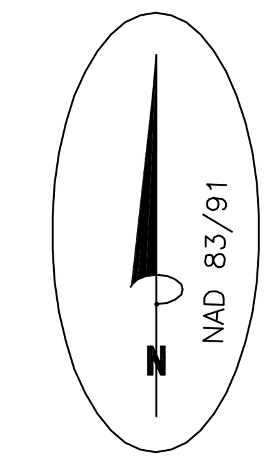
TELEPHONE SERVICE
VERIZON
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301–595–6139

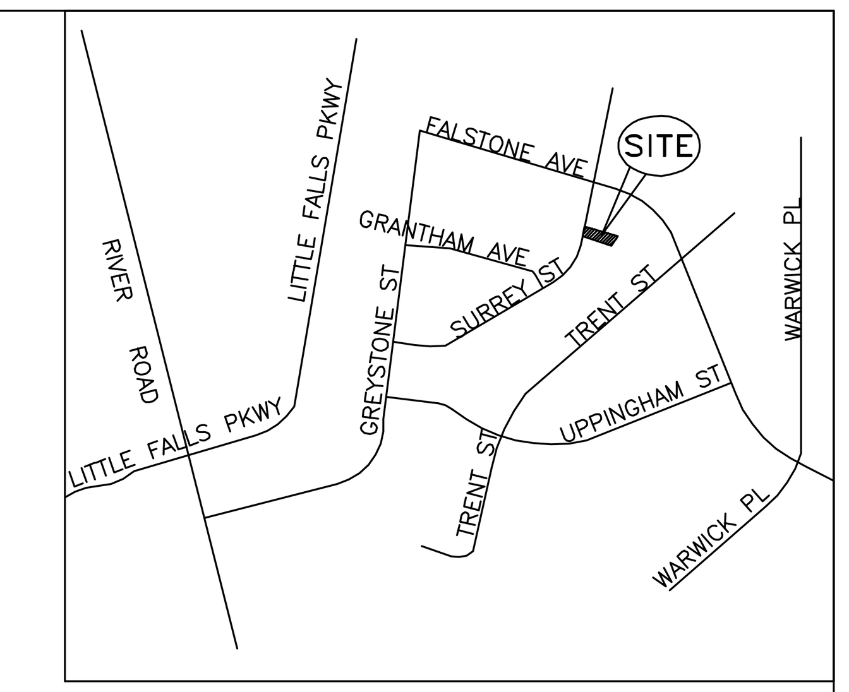
SEWER & WATER SERVICE
W.S.S.C.
14501 SWEITZER LANE
LAUREL, MARYLAND
301–206–4001

UTILITY DISCLAIMER

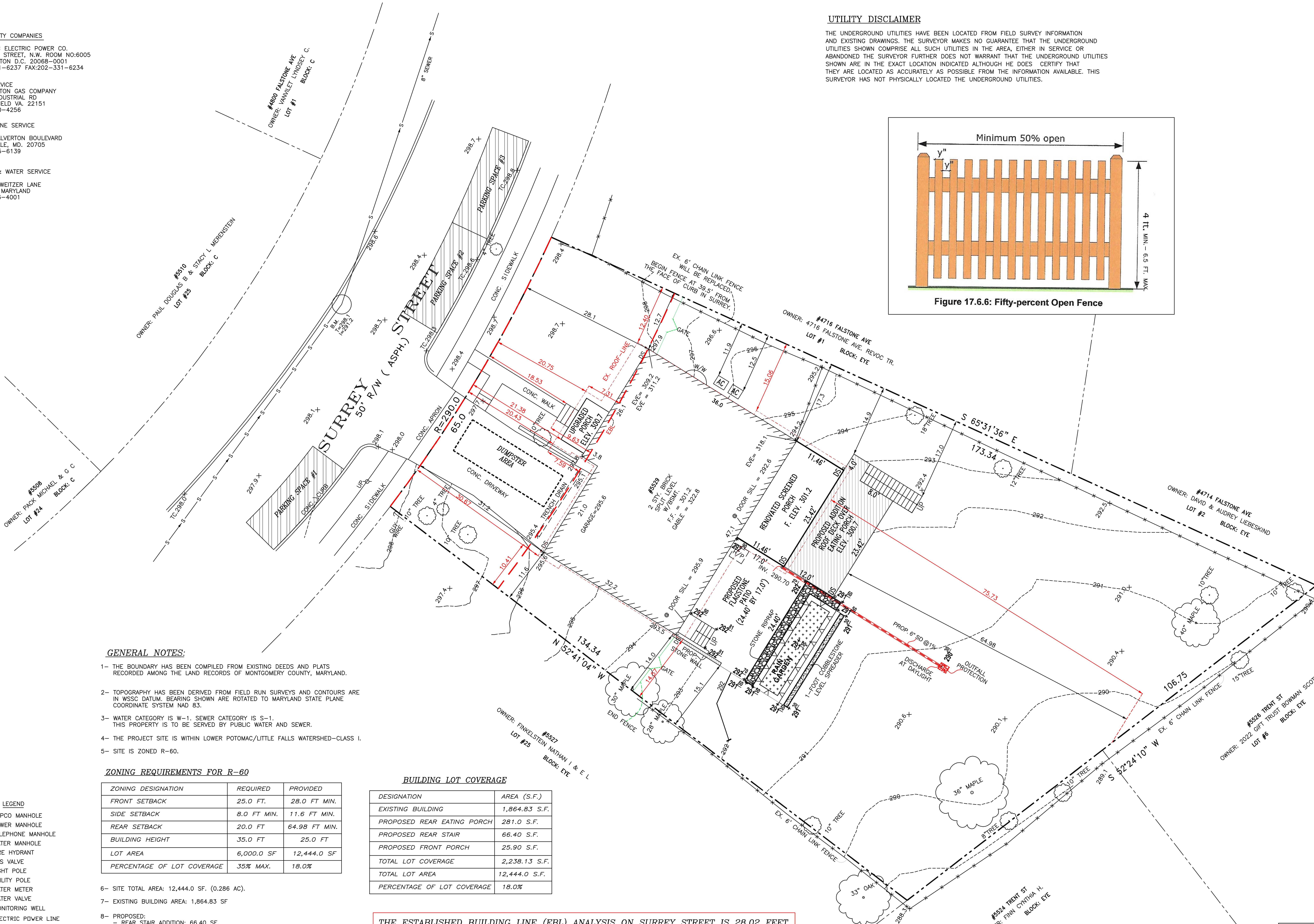
THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Minimum 50% open
y"
y"
4 ft. MIN. – 6.5 FT. MAX.
Figure 17.6.6: Fifty-percent Open Fence





VICINITY MAP
N.T.S.



GENERAL NOTES:

1– THE BOUNDARY HAS BEEN COMPILED FROM EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

2– TOPOGRAPHY HAS BEEN DERIVED FROM FIELD RUN SURVEYS AND CONTOURS ARE IN WSSC DATUM. BEARING SHOWN ARE ROTATED TO MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83.

3– WATER CATEGORY IS W–1. SEWER CATEGORY IS S–1. THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SEWER.

4– THE PROJECT SITE IS WITHIN LOWER POTOMAC/LITTLE FALLS WATERSHED–CLASS I.

5– SITE IS ZONED R–60.

ZONING REQUIREMENTS FOR R–60

ZONING DESIGNATION	REQUIRED	PROVIDED
FRONT SETBACK	25.0 FT.	28.0 FT MIN.
SIDE SETBACK	8.0 FT MIN.	11.6 FT MIN.
REAR SETBACK	20.0 FT	64.98 FT MIN.
BUILDING HEIGHT	35.0 FT	25.0 FT
LOT AREA	6,000.0 SF	12,444.0 SF
PERCENTAGE OF LOT COVERAGE	35% MAX.	18.0%

6– SITE TOTAL AREA: 12,444.0 SF. (0.286 AC).

7– EXISTING BUILDING AREA: 1,864.83 SF

8– PROPOSED:
– REAR STAIR ADDITION: 66.40 SF.
– REAR SCREENED PORCH ADDITION: 22.10 SF.
– REAR ADDITION: 281.0 SF.
– REAR PATIO ADDITION: 374.70 SF.
– FRONT PORCH ADDITION: 25.90 SF.
– TOTAL ADDITION SQUARE FOOTAGE: 770.10 SF

9– PROJECT TOTAL LAND DISTURBANCE IS 2,435.13 SF.

10– PROJECT TOTAL EXCAVATION VOLUME: 6.80 CY.

11– THE MARGIN OF ERROR OF THIS SURVEY IS 1–INCH OR LESS.

BUILDING LOT COVERAGE

DESIGNATION	AREA (S.F.)
EXISTING BUILDING	1,864.83 S.F.
PROPOSED REAR EATING PORCH	281.0 S.F.
PROPOSED REAR STAIR	66.40 S.F.
PROPOSED FRONT PORCH	25.90 S.F.
TOTAL LOT COVERAGE	2,238.13 S.F.
TOTAL LOT AREA	12,444.0 S.F.
PERCENTAGE OF LOT COVERAGE	18.0%

THE ESTABLISHED BUILDING LINE (EBL) ANALYSIS ON SURREY STREET IS 28.02 FEET.

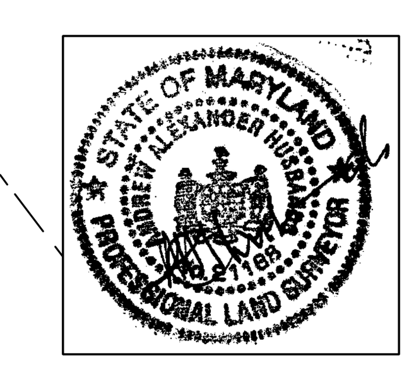
LEGEND

- PEPCO MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- FH FIRE HYDRANT
- G GAS VALVE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- M/W MONITORING WELL
- E ELECTRIC POWER LINE
- G GAS LINE
- S SEWER LINE
- T TELEPHONE LINE
- W WATER LINE
- CHAIN LINK FENCE
- W/W WINDOW WELL
- GW GUY WIRE
- WOOD FENCE
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET

WSSC BENCHMARK
TOP OF SEWER MANHOLE
AS PER W.S.S.C. SEWER MANHOLE
#123M
SHEET NO. 207NE05
ELEVATION: 298.1

10 0 10 20 30
Scale 1" = 10'

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional surveyor under the laws of the State of Maryland, License No. MD 21188, Expiration Date: 01–04–2026.



01–15–2024

OWNER/APPLICANT: 3612 LLC
10135 CEDAR LANE
KENSINGTON MD 20895
CONTACT: ROBERT HERMAN
TEL: 202–279–1216
dcrob12@yahoo.com

No.	DESCRIPTION	NAME	DATE
	REVISIONS		

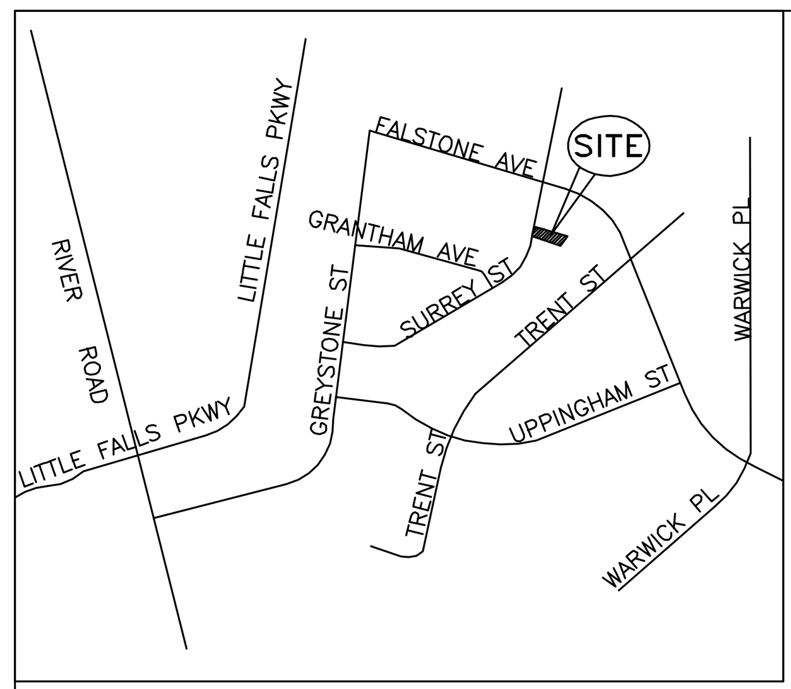
DRAWN R.P.
DESIGNED
CHECKED A.H.
SCALE 1" = 10'

AAH CONSULTANTS LLC
ENGINEERS – SURVEYORS – CONSULTANTS
4200 FORBES BLVD. SUITE 111
LANHAM, MARYLAND 20706
429–1750 (PH) 429–1757 (FAX)

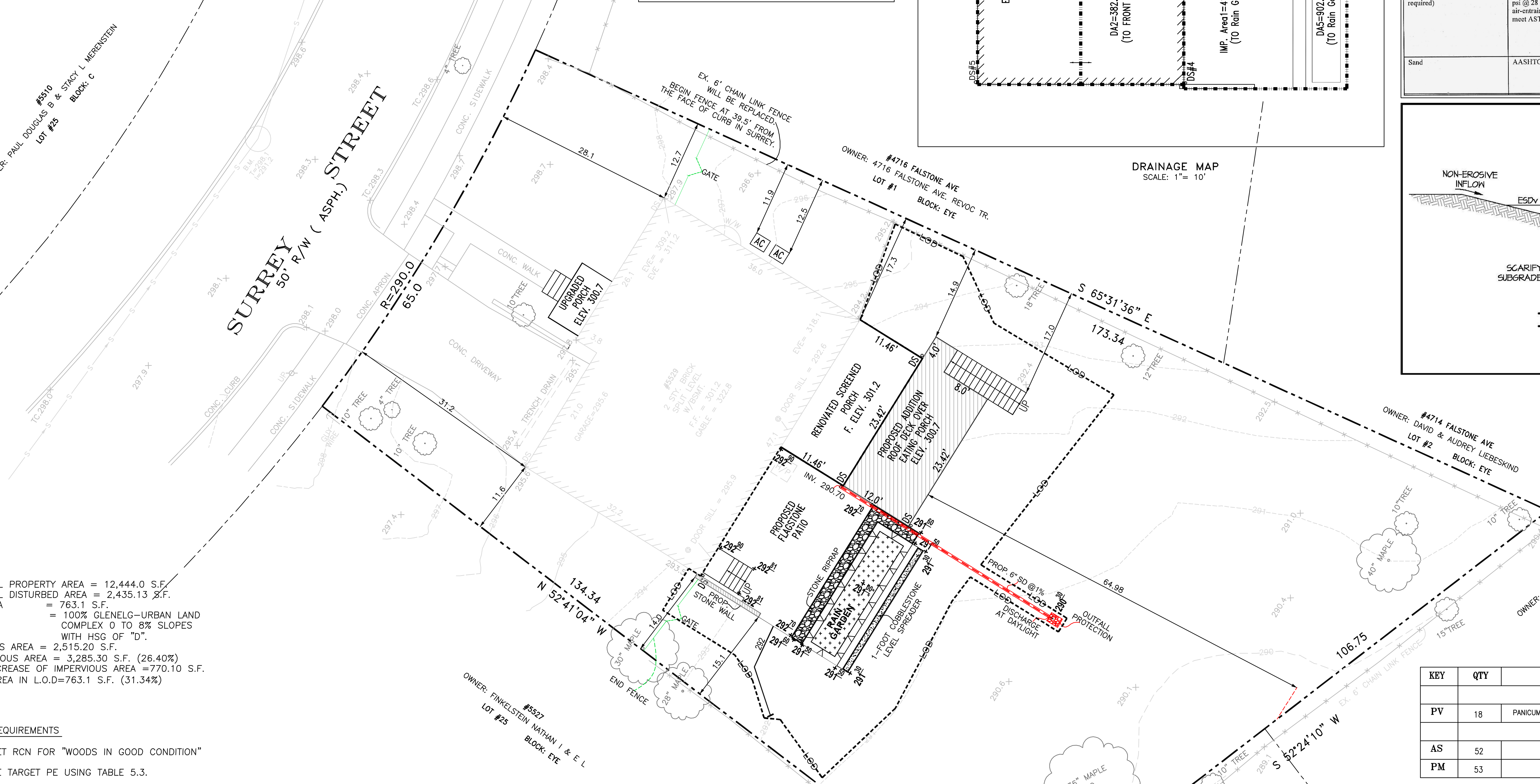
#5529 SURREY STREET
CHEVY CHASE MD 20815

SITE PLAN
LOT 24, BLOCK EYE
SOMERSET HEIGHTS
MONGOMRERY COUNTY, MARYLAND

DATE 06–01–23
SHEET 1 OF 1
JOB No. 23–150



VICINITY MAP
N.T.S.



RAIN GARDEN STORAGE VOLUME CALCULATION

DA5 = 0.021 ACRE (902.0 S.F.)
PE= 1.2 INCH
I=77.24% (696.66 SF)
Rv=0.05+0.009*77.24=0.745

ESDv = [1.2*0.745*902.0]/12=67.2 CF

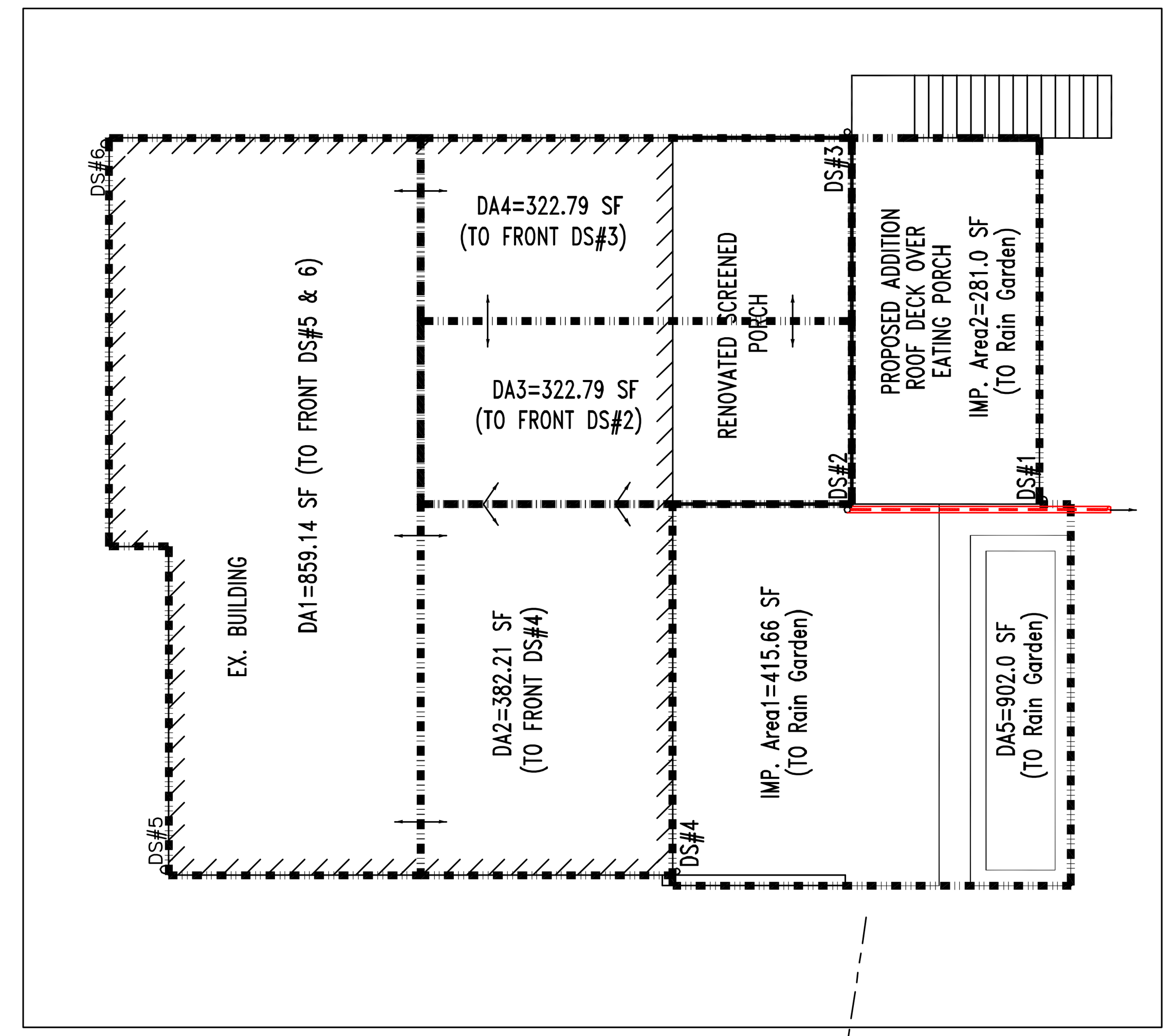
ESDv(min)=[1.0*0.745*902.0]/12=56.0 CF

ESDv(max)=[2.6*0.745*902.0]/12=145.60 CF

POROSITY OF MEDIA LAYER n=0.4
PONDING DEPTH=0.5'
THICKNESS OF MEDIA LAYER=1.0'
SURFACE AREA OF FILTER MEDIA=90.10 SF
TOP SURFACE AREA=143.72 SF
AVERAGE SURFACE AREA OF PONDING=116.91 SF
ESDv=(116.91*0.5)+(0.4*90.10*1.0)=94.50 CF

ESDv=94.50 CF (PROVIDED)
ESDv=80.86 CF (REQUIRED)
ESDv=56.0 CF (MINIMUM)
ESDv=145.60 CF (MAXIMUM)

FILTER AREA PERCENTAGE=90.10/902=10%>2%

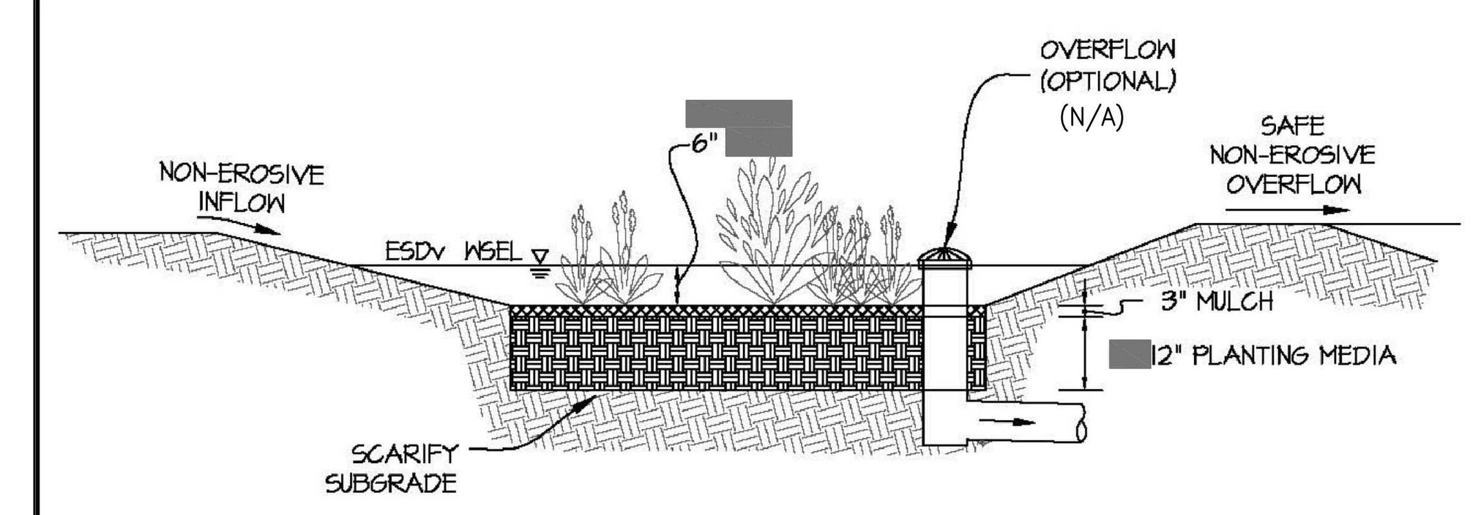


DRAINAGE MAP
SCALE: 1"= 10'

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration-

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 – 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with ¼-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f'_c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) *not using previously approved State or local standards* requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (**AASHTO**) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.



RAIN GARDEN
TYPICAL CROSS SECTION
NTS

UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 9TH STREET, N.W. ROOM NO:6005
WASHINGTON D.C. 20068-0001
202-331-6237 FAX:202-331-6234

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA. 22151
703-750-4256

TELEPHONE SERVICE
VERIZON
3901 CALVERTON BOULEVARD
BELTSVILLE, MD. 20705
301-595-6139

SEWER & WATER SERVICE
W.S.S.C.
14501 SWEITZER LANE
LAUREL, MARYLAND
301-206-4001

SITE DATA

PROJECT TOTAL PROPERTY AREA = 12,444.0 S.F.
PROJECT TOTAL DISTURBED AREA = 2,435.13 S.F.
DRAINAGE AREA = 763.1 S.F.
SOIL = 100% GLENELG-URBAN LAND COMPLEX 0 TO 8% SLOPES WITH HSG OF "D".
EX. IMPERVIOUS AREA = 2,515.20 S.F.
PROP. IMPERVIOUS AREA = 3,285.30 S.F. (26.40%)
TOTAL NET INCREASE OF IMPERVIOUS AREA =770.10 S.F.
IMPERVIOUS AREA IN L.O.D=763.1 S.F. (31.34%)

LEGEND

- Ⓔ PEPCO MANHOLE
- Ⓢ SEWER MANHOLE
- Ⓣ TELEPHONE MANHOLE
- Ⓦ WATER MANHOLE
- FH FIRE HYDRANT
- G GAS VALVE
- LP LIGHT POLE
- UP UTILITY POLE
- WM WATER METER
- WV WATER VALVE
- M/W MONITORING WELL
- —E— ELECTRIC POWER LINE
- —G— GAS LINE
- —S— SEWER LINE
- —T— TELEPHONE LINE
- —W— WATER LINE
- ×—× CHAIN LINK FENCE
- W/W WINDOW WELL
- GW GUY WIRE
- //—// WOOD FENCE
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET
- --LOD-- LIMIT OF DISTURBANCE
- DRAINAGE AREA DELINEATION

ESD SIZING REQUIREMENTS

1- THE TARGET RCN FOR "WOODS IN GOOD CONDITION" IS 55.
2- DETERMINE TARGET PE USING TABLE 5.3.

- PROPOSED SITE IMPERVIOUSNESS (I)=26.40%
%I=26.40
%I IS BETWEEN 25% AND 30%.
LET USE %I=30 TO BE MORE CONSERVATIVE.

PE=1.2 INCHES WILL REDUCE RCN TO REFLECT "WOODS IN GOOD CONDITION" FOR %I=30

FOR THIS PROJECT, USE PE=1.2 INCHES

3- DETERMINE RUNOFF DEPTH QE
QE=PE x Rv
Rv = 0.05+(0.009)(I)
= 0.05 + (0.009)(31.34)=0.332

QE=1.2 x 0.332=0.398 INCH
QE=0.398 INCH

4-DETERMINE ESD RUNOFF VOLUME

ESDv = [(QE)(A)]/12
= (0.398)(2,435.13)/12

ESDv =80.86 C.F.

ESDv REQUIRED =80.86 C.F.
ESDv PROVIDED =94.50 C.F. (BY ONE RAIN GARDEN)

CONSTRUCTION INSPECTION
CHECK-OFF LIST FOR BIOFILTRATION FACILITY (BF)

STAGE		DESIGN ENGINEER (DE)	GEOTECHNICAL ENGINEER (GEO)	COUNTY INSPECTOR	MNCP&PC & OTHER
* **MANDATORY NOTIFICATION:** Inspection and approval by the party indicated is required at these points prior to proceeding with construction. The permittee is required to give the required inspection parties twenty-four (24) hours notice (DPS telephone 240-777-0311). The DPS inspector may waive an inspection, provided the design engineer (DE) and/or geotechnical engineer (GEO) make the required inspection per a prior scheduled arrangement which has been confirmed with the DPS inspector. Work completed without the necessary party's approval may result in the permittee having to remove and reconstruct the unapproved work. The permittee must maintain a "record set" of approved SC/SM plans on-site.		INITIALS/DATE	INITIALS/DATE	INITIALS/DATE	INITIALS/DATE
1.	Pre-construction meeting & field review of tree save flagging (DE) and (M-NCP&PC)	*	*	*	*
2.	Sediment control installation			*	
3.	Grade and stabilize drainage area to biofiltration facility		*	*	
4.	Excavate biofiltration facility (DE) or (GEO)	*	*	*	
5.	Install sand, gravel, observation wells, and any other required pipe (DE) or (GEO)	*	*	*	
6.	Install planting soil and mulch layer (DE) or (GEO)	*	*	*	
7.	Install perimeter stabilization and placement of final cover. Place silt fence around bioretention facility.	*	*	*	
8.	Install permanent landscaping/vegetative stabilization (DE) or (GEO).	*	*		
9.	Submit record drawing and documentation to MCDPS - including a copy of this completed check-off list and all delivery tickets (DE).	*			
10.	Unblock any storm drain draining to facility with DPS inspector's written approval. Install any necessary trash racks on flow splitter structures.			*	
11.	Other items	*	*	*	
12.	Final inspection (DE) and (GEO)	*	*	*	

NOTES:
1. Permittee to supply Design Engineer with delivery tickets for all materials used in bioretention facility construction.
2. See construction specifications on this plan for detailed requirements.
3. A copy of this completed checklist must be submitted as part of the stormwater management as-built package.

DPS Inspection Telephone: (240)777-0311 MNCPPC Inspection Telephone: (301)495-4571

BIOFILT:table:05/13

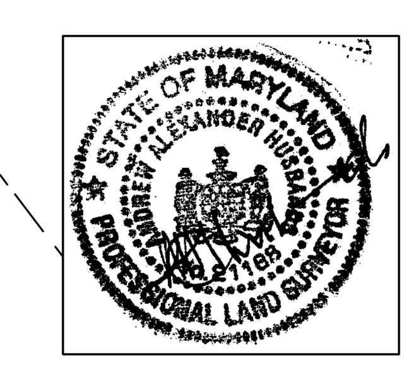
PLANT LISTS FOR THE RAIN GARDEN

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE Y	NATIVE N
	GRASSES						
PV	18	PANICUM VIRGATUM "HEAVY METAL"	HEAVY METAL SWITCHGRASS	1 GAL.	3' O.C.	X	
	PERENNIALS						
AS	52	ASTER SIMPLEX	PANICLED ASTER	1 QT.	12" O.C.	X	
PM	53	PHLOX MACULATA	MEADOW PHLOX	1 QT.	12" O.C.	X	

WSSC BENCHMARK
TOP OF SEWER MANHOLE
AS PER W.S.S.C. SEWER MANHOLE #123M
SHEET NO. 207NE05
ELEVATION: 298.1

10 0 10 20 30
Scale 1" = 10'

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional surveyor under the laws of the State of Maryland, License No. MD 21188, Expiration Date: 01-04-2026.



01-15-2024

OWNER/APPLICANT: 3612 LLC
10135 CEDAR LANE
KENSINGTON MD 20895
CONTACT: ROBERT HERMAN
TEL: 202-279-1216
dcrob12@yahoo.com

No.	DESCRIPTION	NAME	DATE

REVISIONS

DRAWN R.P.
DESIGNED
CHECKED A.H.
SCALE 1" = 10'

AAH CONSULTANTS LLC
ENGINEERS - SURVEYORS - CONSULTANTS
4200 FORBES BLVD. SUITE 111
LANHAM, MARYLAND 20706
429-1750 (PH) 429-1757 (FAX)

#5529 SURREY STREET
CHEVY CHASE MD 20815

DRAINAGE PLAN
LOT 24, BLOCK EYE
SOMERSET HEIGHTS
MONGOMRERY COUNTY, MARYLAND

DATE 06-01-23
SHEET 1 OF 1
JOB No. 23-150

MONTGOMERY CONSULTING

SUBJECT: 5529 Surrey St. – Building Permit DATE: Jan. 29, 2024

The property owner has submitted an application to add an addition at the left rear of the existing house, a set of steps to the addition, and to build an at grade flagstone patio at the right rear of the ex. house, with a stone wall along the southern side of the patio.

They also propose to enlarge the existing front porch, with a roof over the porch. This proposed improvement will require a Town Council Variance.

The MCDPS building permit was issued on Nov. 29, 2023.

According to the Boundary Survey the existing house is located 12.7 feet from the left side property line and 11.6 feet from the right side property line.

The proposed 281 S. F. addition will be 14.9 feet from the left side property line and approx. 70 feet from the rear lot line.

The proposed steps will be located approx. 15.5 feet from the left side property line.

The proposed patio will be 24.4 feet x 17.0 feet or 414.8 S.F.

The patio will be 14.57 feet from the right side property line.

The Site Plan indicates the EBL along Surrey St. is 28.02 feet from the front property line.

The proposed enlarged porch and three steps will encroach into the EBL 9.63. A 9.63 foot variance is requested.

The proposed roof over the porch will encroach 7.59 feet into the EBL. A 7.59 variance is requested.

A dumpster will be located on the ex. driveway.

A Boundary Survey and Parking plan were included in the application.

I recommend the Council approve the demo permit, the building permit, and the wall permit.

RCN REDUCTION CALCULATIONS

Drainage Area (DA) = 0.021 AC
Volume Provided (Vstored) = 94.50 CF

$$Qstored = \frac{94.50\ (cf)\ *12\ in/ft}{0.021\ (ac)\ *\ 43560\ ft\hat{}2} = 1.26\ inches$$

$Q_{DA,\ 1-yr}$ =1.49 inches (from TR-55)

$Q_{DA,\ 10-yr}$ = 3.60 inches (from TR-55)

$Q_{DA,\ 100-yr}$ = 7.06 inches (from TR-55)

$Q_1 = Q_{DA,\ 1-yr} - Q_{stored}$ = 0.23 inches

$Q_{10} = Q_{DA,\ 10-yr} - Q_{stored}$ = 2.34 inches

$Q_{100} = Q_{DA,\ 10-yr} - Q_{stored}$ = 5.80 inches

$$\text{Reduced } CN_{1-yr} = \frac{200}{(P+2Q_1+2) - (5PQ_1+4Q_1\hat{}2)\hat{}1/2} = 61$$

$$\text{Reduced } CN_{10-yr} = \frac{200}{(P+2Q_{10}+2) - (5PQ_{10}+4Q_{10}\hat{}2)\hat{}1/2} = 74$$

$$\text{Reduced } CN_{100-yr} = \frac{200}{(P+2Q_{100}+2) - (5PQ_{100}+4Q_{100}\hat{}2)\hat{}1/2} = 78$$

where P= 2.63" for 1-yr storm
4.93" for 10-yr storm
8.5" for 100-yr storm

Q_1 = 0 cfs (from Q_{1-yr} TR-55)

$Q_{1,\ EX}$ = 0.53 cfs

Q1 < Q1, EX: 1-YEAR MANAGEMENT SATISFIED

Q_{10} = 0.87 cfs (from Q_{10-yr} TR-55)

$Q_{10,\ EX}$ = 1.27 cfs

Q10 < Q10, EX: 10-YEAR MANAGEMENT SATISFIED

Q_{100} = 2.14 cfs (from Q_{100-yr} TR-55)

$Q_{100,\ EX}$ = 2.42 cfs

Q100 < Q100, EX: 100-YEAR MANAGEMENT SATISFIED

Feather & Assoc.

Tolbert V. Feather, Ph.D.
Advisors for: Landscape Development
Landscape Management, Plant Pest Management

Tree Protection Plan
Town of Somerset

February 2, 2024

5529 Surrey Street

Attached is a map of the tree protection plan for the residence at 5529 Surrey Street
On the condition that the Owner complies with the tree protection plan, The Town of Somerset may issue the permit.

Tree protection shall include:

1. Tree protection fencing shall be installed in the locations shown on the plan. Tree protection fencing shall delineate the tree protection zones. Tree protection fencing shall be 4' tall, continuous, easily visible, and supported with 4"x4" hardwood stakes or steel poles.

2. Silt fencing shall follow tree protection fencing.

3. The Owner/Contractor shall inform all on-site workers that the tree protection zones shall not be entered. Neither materials nor equipment shall be stored within the tree protection zones. No grading shall be done within the tree protection zones. The grading outside the tree protection zones shall not be changed to divert and collect water within tree protection zones.

4. There is no storage of materials or equipment within 15' of the large trees in the backyard.

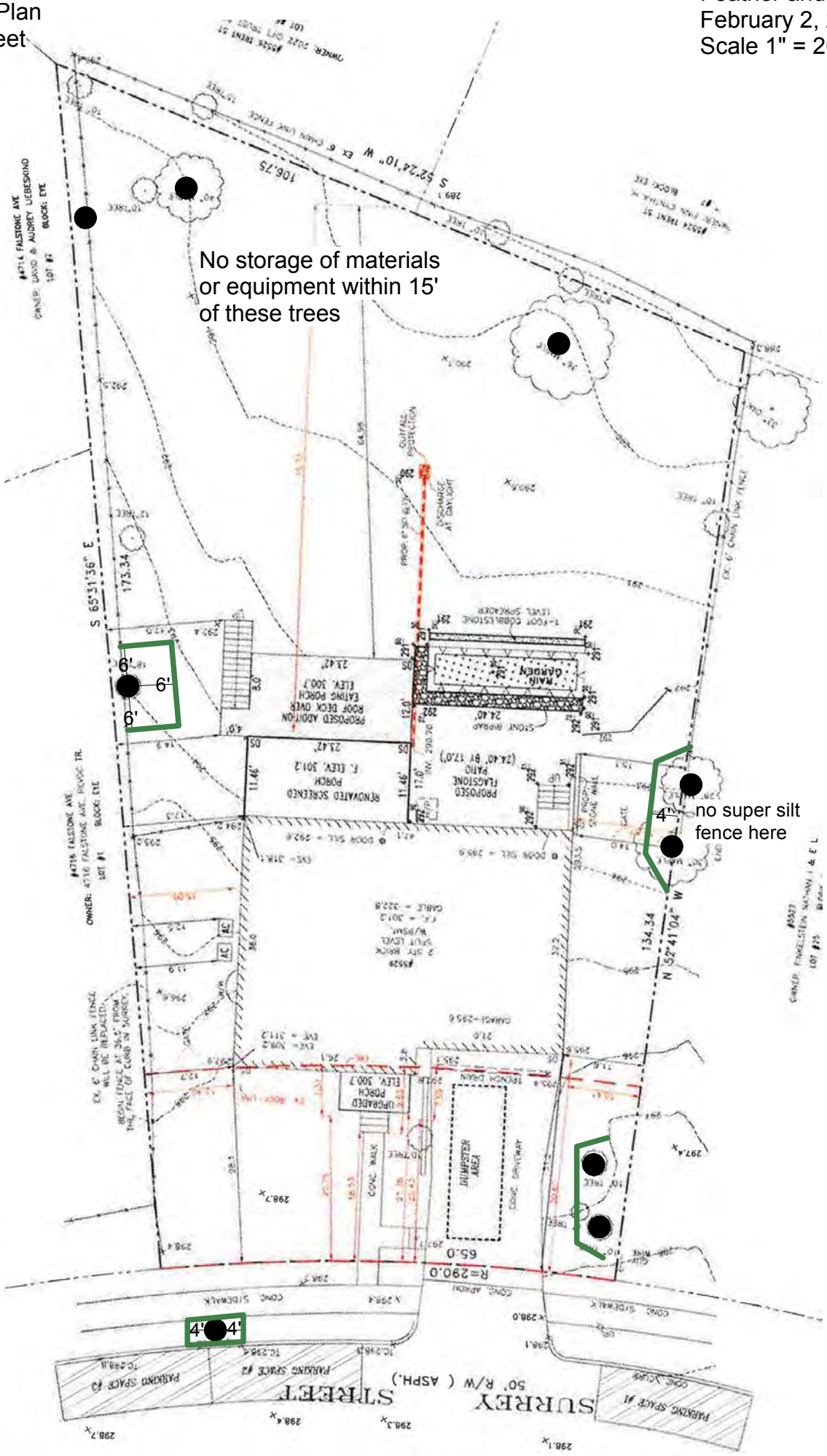
5. The Town of Somerset office shall be notified of any change in the construction plans that would impact the protected trees.

6. The Owner/Contractor shall maintain the fencing until the construction is completed. The fencing may be removed to prepare and install new landscaping.

7826 Spout Spring Rd., Frederick, MD 21702, tfeather@xecu.net, 240 271 6749, Fax (301) 662-9315
MD Tree Expert License#880, ISA Certification #PD-0715, MD Pesticide Applicator#2070-5937

Town of Somerset
Tree Protection Plan
5529 Surrey Street

Feather and Associates
February 2, 2024
Scale 1" = 20'



SUBJECT: 5529 Surrey Street -Review Comments & Responses

Variance Letter Comments:

The front property line is on an arc and so is the EBL line. The southern side of the ex. house is farther away from the front property line and the EBL than the northern side of the house. The variance dimension. 9.63, is correct. However, the variance dimension for the front porch roof is incorrect because it is taken on the north side. Please calculate the front porch roof variance dimension from the southern side of the roof, the larger dimension.

Please consider the following replacement paragraph for the variance letter:

"The Established Building Line (EBL) is 28.02 feet behind the front property line. The existing front porch encroaches in the EBL.

Two Town variances are being requested.

The Site Plan indicates the front porch and three steps will encroach into the EBL 9.63 feet. A variance of 9.63 feet is requested.

The Site Plan indicates the front porch roof will encroach into the EBL 7.59 feet . A variance of 7.59 feet is requested."

Site Plan Comments & Responses:

1. The revised plans show a thin red line running across the left front of the house and is labeled "roof line". The previous Site Plan, floor plans, and elevations do not show that line. Please clarify. If that is a new roof line, a third variance will be required.
   Response: The thin red line is labeled as existing roof line.
2. Show the dimensions of the proposed patio.
   Response: The proposed patio dimensions are shown on the Site Plan.
3. Do you only propose one wall, at the southern side of the proposed patio?
   Response: The proposed wall is shown as per the Architectural plans.
4. Indicated the materials for the patio.

Response: The material for the patio is indicated on the plan.

5. Add a table titled “Building Lot Coverage” to include only the existing 1864.83 S.F. plus the proposed eating porch addition, stairs, and front porch (373.30 S.F.) for a total of 2238.13 S.F. or 18.9 percent.
   Response: The Site Plan is revised as per the comment.
6. Show the end of the proposed replacement fence on the southern side of the house.
   Response: The proposed replacement fence end is shown on the Site Plan.
7. The “deck” label is confusing since the surface covers the “eating porch” and is impervious. The Code considers decks previous but not in this situation. Please re-label the deck to “proposed addition”. Change the label in the notes and on the architectural plans.
   Response: The deck is re-label as proposed addition roof deck over eating porch.

9/11/23

Town of Somerset Permit and Waiver Application

If your home is in the Historic District, please refer to the Historic District instructions in addition to completing applicable permit below.

Street address for which permit applies: 5529 Surrey Date 09.06.23

Applicant Information:

Name: Robert Herman Phone 202-279-1216

Address: 10135 cedar ln Cell Phone: _____

City, State and Zip: Kensington, MD 20895 Email: dcrob12@yahoo.com

Property Owner Information or Co-Owner Information (if other than applicant)

Name: _____ Phone: _____

Address: _____ Cell Phone: _____

City State and Zip: _____ Email: _____

Contractor Information:

Name: _____ Phone _____

Address: _____ Cell Phone: _____

City, State and Zip: _____ Email _____

Contractor License Number:

Maryland Home Improvement (for additions) _____

Montgomery County Office of Consumer Protection (for new homes) _____

For Building Permits Only:

Legal description (lot and block) lot 24 Block EYE

Date of subdivision plat recordation of lot: 06.01.23

Disclaimer:

The Town of Somerset makes no warranties or representations as to the currency or accuracy of the content on this site or any other site to which reference is made herein by linking or otherwise. The Town of Somerset assumes no liability or responsibility for any errors or omissions in the content or operation of this or other sites referenced herein. Information on this website may be changed, deleted, added to, or otherwise modified or amended without notice. Your use of and browsing in this site, and any other site to which you may be linked or directed by this site, is at your own risk.

Town documents, including but not limited to the Town of Somerset Charter and Code, appearing on this site may not be the current official version adopted or maintained by the Town. The current official version of all Town documents, including the Town Charter and Code, are available for inspection at the Town Hall and should be consulted prior to any action being taken.

For further information regarding the official version of any Town document, please contact the Town directly at:

4510 Cumberland Avenue Chevy Chase, MD 20815 301-657-3211

town@townofsomerset.com

Property in Somerset's Historic District

If your property is in the Somerset Historic District, please visit the website for Montgomery County's Historic Preservation Commission at http://www.montgomeryplanning.org/historic/instructions/historic_area_work_permits.shtm and become familiar with the process. Town of Somerset strongly suggests that you set up a pre-permit meeting with the Town of Somerset before beginning the permit process with HPC and the County in order to avoid the possibility of having to return to them to apply for a revision. There may be a fee charged for this meeting. Contact the Town Manager to arrange such a meeting. Following your pre-permit meeting with Somerset, take your plans to the County Historic Preservation Office for further instructions. Once you are in their system, they will send your plans to the Local Advisory Panel (LAP). In Somerset, members of the town's council are acting as the LAP. As such, council members will not be making a decision on the building permit. Once the Historic Commission approves the plans and issues the Historic Area Work Permit, they will forward the plans to the Montgomery County permitting office for their permit approval. Once you have both of the county permits, you apply for a Town of Somerset permit and put yourself on the schedule for a Town Council meeting where a decision will be made.

Please ensure that you submit a complete application; incomplete applications will not be reviewed. Refer to the Permit Instruction Sheets for details on how to apply for your particular permit(s). In addition, it is strongly suggested that you consult with the Town Manager about the need for a pre-construction meeting.

Please check the appropriate boxes to indicate the permit(s) for which you are applying. See the Fee Schedule for associated fees and deposits.

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☑	Install or replace exterior components for HVAC systems. HVAC Permit Instructions	Yes for Replacement. No if part of bldg permit	Yes*	Yes	Yes	Council (Mayor can approve in an emergency for eventual council approval)
☑	Building Permit (new homes, additions, porch, stoop, garage, accessory bldg.) Building Permit Instructions	Yes	Yes	Yes	Yes	Council
☐	Curb Cut, Driveway Apron, Sidewalk Right-of-Way curb cut, driveway apron and curb cut instructions	Yes	Yes*	Yes	No	Mayor**
☑	Demolition Demolition Permit Instructions	Yes	Yes*	Yes	Yes	Council
☑	Dumpster or Portable Storage Units Dumpster or Portable Storage Unit Permit Instructions	Yes	Yes*	No	No	Mayor**
☑	Fences Fence Permit Instructions	Yes	No	Yes Inside and outside of Somerset	Yes if new; No if replace-ment in kind.	Mayor**
☑	Walls: Permits required for walls more than 12" high Wall Permit Instructions	Yes	Yes	Yes* Inside and outside of Somerset	Yes if wall is more than 30" high	Mayor**

Town of Somerset Permit Application

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☐	Generator Generator Permit Instructions	Yes	Yes*	Yes	Yes	Council
☐	Tree Removal Tree Removal Instructions	No	Depends* on number of trees and whether or not there is a reforestation plan.	Yes Inside and outside of Somerset	No	Mayor for 1-2 trees; Council for 3 or more trees;
☑	Waivers Waiver Instructions	Yes	N/A	Town notifies neighbors	Possibly	Council
☐	Application to extend permit	Yes	No	No	Possibly	Depends on type of permit

* If you are applying for a building permit and these items are part of the project, the cumulative deposit will not exceed $2,000, with the exception of the Tree Reforestation deposit.

**Any item approved by the mayor that is also part of a building project will also require council approval.

Description of work to be done:

I am re-modeling interior of house. Build a new deck. Create a front porch. Build out 2 dormers. Put up fence around the backyard. Create a screened in porch underneath the decks.

Anticipated date for work to commence: ASAP

Anticipated date for completion: one year

I certify that I am the owner(s) of the property for which I am applying for a permit, that the application is correct and that construction will comply with the plans submitted. I acknowledge this to be a condition of the issuance of this permit.

Owner Signature _____ Date 09.06.23

Printed Name Robert Herman

Co-Owner Signature _____ Date _____

Printed Name _____

Co-Owner Signature _____ Date _____

Printed Name _____

NEIGHBOR SIGNATURE SHEET

Note to neighbors: Please be aware that your signature on this document does not signify concurrence. It only confirms that you have seen the respective plans. You are welcome to comment on the plans by writing the Mayor or by attending the Council meeting on (applicant to fill in date) 10/1/23 when the Council will consider these plans.

Street address of project site: 5529 Somey st.

For the neighbor: Please check the box below for the plans that you have seen:

☐ Tree removal (include residents inside and outside of Somerset where applicable);

☑ External HVAC components, new location or replacement;

☐ New Construction (additions and new homes); Review drainage and storm water management plans as well as parking plan if applicable;

☐ New curb cut or driveway apron and sidewalk;

☑ Demolition

☑ Location of Dumpster or Portable Storage Device;

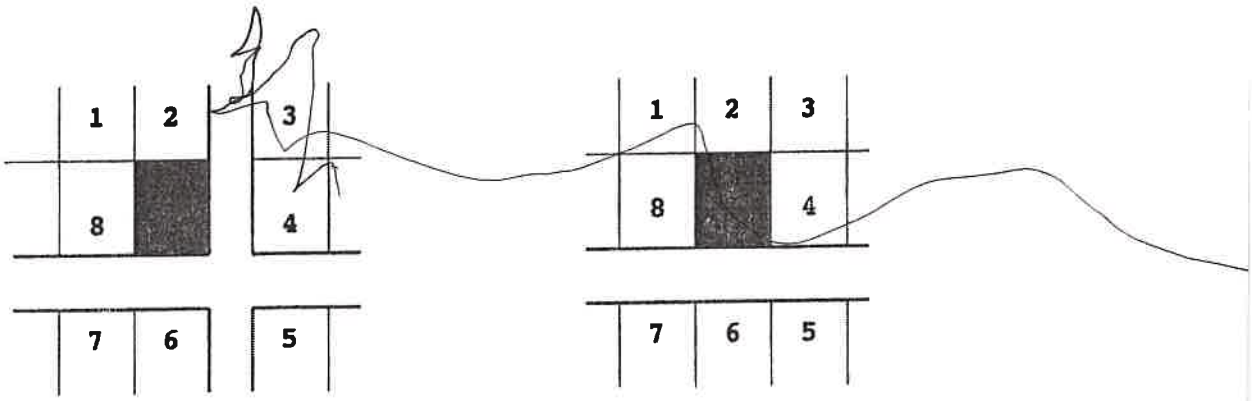
☑ Fence: new, relocated or replaced (includes residents inside and outside of Somerset where applicable);

☑ Walls (includes residents inside and outside of Somerset where applicable);

☐ Generator

Applicant: Using the following map as a key, list the names and addresses of the neighbors who adjoin or confront the property where project is to take place. "Adjoining or confronting" is defined as land that touches the boundary line of another property on at least one point, or which would do so except for an intervening road, street or right-of-way. Then ask neighbor to sign in the appropriate box.

☐ Corner Site ☑ Mid-block Site



	Printed Name	Address	Signature	Date
1	[illegible]	~~5524~~ 4710 ~~Tremont St.~~ Falstone	Babak Bagheri	
2	DAVID LIEBESKIND	~~5516~~ 4714 ~~Tremont St.~~ Falstone	[signature]	9/8/23
3	Deneen Howell	4716 Falstone Ave	[signature]	9/7/2023

Neighbor Signature Sheet

4	Printed Name Matt Finkelstein	Address 5527 ~~Surrey~~ ~~Falstone Ave~~ Surrey	Signature	Date 9/8
5	Printed Name Esther Finkelstein	Address ~~5508 Surrey St. Falstone St~~	Signature	Date 9/8
6	Printed Name Douglas Paul	Address 5510 Surrey St	Signature	Date 9/8/23
7	Printed Name Lyndsey VanVliet	Address 4800 Falstone Ave	Signature	Date 9/8/23
8	Printed Name Gina Cappo Pack	Address 5508 ~~5527~~ Surrey St	Signature	Date 9/11/23

Applicant:

I certify that I have shown all the required neighbors the identical full-size plans (unless the cost of proposed work is less than $25,000 in which case smaller plans can be used) that I have filed or will file with the Town of Somerset and, if applicable, Montgomery County Maryland. I further certify that I have notified the same neighbors of the anticipated date (noted above) that the Town Council, if applicable, will consider my permit application.

APPLICANT SIGNATURE _____ DATE _____

PRINTED NAME Robert Herman

1/26/2023

Dear Resident,

This letter is to inform you that Robert Herman, on behalf of 3612 LLC, the property owner at 5529 Surrey St., has completed and filed a permit application with the Town of Somerset. The applicant is proposing the construction of a rear-yard addition to the existing home, construction of a patio, construction of a front porch, and the relocation of an HVAC unit on the property located at 5529 Surrey.

The plans have been reviewed by the town staff and technical contractors, and the applicant is seeking variances of 7.6' and 9.6' from the front setback requirements, for the construction of the front porch and front porch steps, respectively. The application will be presented to the Council for consideration at the February 5, 2024 Council meeting.

The Council meeting is scheduled for Monday, February 5, 2024 at 7:00 p.m. both in person and via Zoom. All residents are invited to attend, and you will have the opportunity to make comments at the hearing. Log-in information can be found below:

https://us02web.zoom.us/j/86091939743?pwd=TVpNMkk1azROb1l6eTJpSFRtVnJUZz09

Meeting ID: 860 9193 9743

Passcode: 491819

Dial by your location

• +1 301 715 8592 US (Washington DC)

• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

Alternatively, comments can be submitted to the Town Manager, to be entered int the record, by emailing manager@townofsomerset.com with the Email Subject Line, "5529 Surrey Building Permit Comment" no later than 4:30 p.m. on Monday, February 5, 2024.

A copy of the proposed site plan, including stormwater management, and elevation drawings are included for your review. Electronic copies of the submitted plans can be requested from the Somerset Town Hall at the email above, or by calling the Somerset Town Hall at 301-657-3211.

Thank you,

Matt Trollinger, Town Manager
Town of Somerset
manager@townofsomerset.com
301-657-3211

CC: 4714, 4716, 4800 Falstone; 5522, 5524, 5526 Trent; 5510, 5527 Surrey

Town of Somerset

House Number Certification

The undersigned building permit applicant hereby certifies, in accordance with Town Code Section 116-6.M, that the house number for the subject property will be displayed in accordance with Montgomery County Code Sec. 22-97, as amended or replaced.

The undersigned acknowledges that the proper display of the house number is critical for the identification of the property by emergency responders.

The undersigned acknowledges and understands that Montgomery County Code Sec. 22-97 (2022 edition) provides, in pertinent part, as follows:

"Sec. 22-97. Address numbers.

(a) The owner of any structure presently existing or constructed in the future must display Arabic numbers designating the address assigned to the structure by the Maryland-National Capital Park and Planning Commission, or by the municipality in which the structure is located. Numbers must be at least five (5) inches high for single-family detached and attached residences and at least six (6) inches high for commercial, industrial or multifamily structures. However, if the numbers designating the address of a single-family residence on April 5, 1988, were at least three (3) inches high, those numbers comply with the size requirement of this section as long as they remain in place. Address displays must be posted on a contrasting background displayed in a conspicuous place that is unobstructed and clearly readable from the street named in the official address of the structure."

(1982 L.M.C., ch. 30, § 1; 1988 L.M.C., ch. 33, § 1.)

Subject property: 5529 Surrey st.

Applicant: Robert Herman

To: Somerset Town Council

From: Matthew Trollinger, Town Manager

Date: February 5, 2024

Subject: Permit Approval Recommendation – 4815 Cumberland Ave.

I am writing to recommend the approval of the permit submitted by David Kelly, on behalf of David S. Kelly Development Co., Inc., for the construction of a new home at the property located at 4815 Cumberland Ave. The plans were submitted on January 5, ahead of the January 10 deadline, and have undergone a thorough review by both Town staff and contracted technical experts.

Administrative Requirements

The Town has confirmed compliance with the administrative requirements of the Code. Notably, a parking plan has been submitted, and house number certification completed. In addition, the Town delivered notice to neighbors ten days prior to the hearing via first-class US Mail and email, as required by the Town Code. Town staff also hand-delivered packages containing notice of the hearing and construction, as well as a site plan and drainage plan, and elevation drawings to abutting neighbors on Friday, January 26.

Building Requirements

The Town's Building Administrator has reviewed the plans and confirmed that it complies with the Town Code. Notably, setback requirements and accessory building restrictions have been measured and confirmed for compliance with the Town Code.

Of note, the Building Height that is proposed is greater than the maximum allowed per the Town's newly adopted building height restrictions. It is the staff's understanding that because the application was filed before the effective date of the new restriction, the Town requirements would not be in effect. The applicant first submitted documents to the Town in February of 2023; after considerable back-and-forth and revisions, the completed application was submitted on January 5, 2024. The Town's building height went into effect on January 9, 2024.

Tree Care

The Town Arborist has reviewed the plans, and offered Tree Protection and Tree Replacement plans for the project.

Notably, regarding tree protection, the Town Arborist has updated the protection plan after consultation with the abutting property owners at 4813 Cumberland to ensure the protection of the trees on the neighboring property. With regard to tree removal and replacement, the large cherry tree in the middle of the property is unable to be saved during construction.

Stormwater Management

The Town's stormwater consultant, Bayland Consultants & Designers, Inc. has reviewed the plans and confirmed compliance with the Town's stormwater management code requirements. Notably, the project requires a total of 812 CF of water to be managed, including all rooftop impervious surfaces, and the

proposed driveway. The project provides for 813 CF of water. The proposal utilizes micro-bio-retention facilities, which is a defined nonstructural stormwater management device in the Town Code.

With respect to the driveway, the applicant has agreed, after discussion between the neighbors and staff, to keep the gravel driveway and to replace any disturbance like for like, as stipulated in the shared driveway easement agreement. The entrance to the detached rear yard garage includes a portion of the driveway that is proposed to be concrete. In consultation with the Town's stormwater consultant, the applicant has included a trench drain to capture water from the driveway into the stormwater management devices.

Conclusion & Recommendations

As laid out in the attached spreadsheet breaking down the various objective criteria in the Town Code, the staff evaluation of the project indicates that the project complies with the Town building requirements. Therefore, I recommend approval of the project. I have noted several conditions for the Council to consider including that a wall check and height check be provided, and that the construction must adhere to the Town's Tree Protection and Tree Replacement recommendations.

The Town Attorney may have additional advice as it pertains to the building height restrictions. As previously mentioned, the application was submitted on January 5, ahead of the effective date of January 9. The applicant first filed with the Town in February, 2023, and the final substantive changes were made to the application and filed on December 6, 2023. The applicant was originally scheduled for the January 8 Council meeting but was removed by the staff so that final Montgomery County stormwater permits would be obtained, to confirm County compliance and that no additional changes would be required. The application is unchanged from that time, with he exception of minor administrative changes, such as an updated tree protection plan.

TOWN CODE REQUIREMENTS	Town Requirement	Application	Check	Notes/Recommendations	Town Code Language
Main Building: Side Setback	8', 18' sum	8.3', 23.9' sum	✓	***I recommend that the Council add a condition to the permit that the applicant must submit a wall check within 24 hours of receipt by the contractor.*** (See note on Town Code language)	Side: eight (8) feet one side; eighteen (18) feet sum for both sides. The Town Code also provides: Wall check. A copy of an engineer's wall check must be delivered to the Clerk-Treasurer within 24 hours of receipt by the contractor.
Main Building: Rear Setback	20'	70'	✓		Rear: twenty (20) feet.
Main Building: Front Setback	26.3' (EBL)	26.3'	✓		No building may be constructed nearer to any front lot line than the established building line or twenty-five (25) feet, whichever results in a greater setback.
Projections	n/a	n/a	✓		n/a
Accessory Building: Lot Coverage	1050 sq. ft.	484 sq. ft.	✓	The proposed house has a large rear yard.	Accessory Buildings must not occupy more than twenty-five percent (25%) of the rear yard
Accessory Building: Height	n/a	10.96'	✓		n/a
Accessory Building: Setbacks	6'	Side: 7.1' Rear: 22.8'	✓		Minimum setback: 5 [ft.] plus 1 [ft.] for each foot or fraction of a foot in excess of 10
Stormwater Drainage	812 CF	813 CF	✓	The plan utilizes micro-bio-retention planter boxes to capture over 100% of the water for a one-year storm. The micro-bio-retention is considered nonstructrual per the Town Code. The applicant has also provided proposed vegetation to be used, which has been reviewed and approved by the stormwater consultant.	All new building construction must include a stormwater drainage plan. The plan must provide on-site infiltration for all runoff from all rooftop surfaces. On-site infiltration must be provided for a one-year storm event. 1) All reasonable opportunities for using nonstructural practices must be exhausted before structural practices are implemented. On-site infiltration must be accomplished, to the maximum extent practicable, in the following order of preference: a) Environmental site design (ESD); and b) Structural devices. 2) If the requisite amount of on-site infiltration is not possible, runoff may be treated by storage devices that temporarily store or detain stormwater. Such storage devices may be used only for that volume of runoff that cannot be infiltrated by ESD and structural practices. All ESD and structural practices shall be designed in accordance with the Design Manual, except as may be modified by the Town Council by resolution from time to time.
Driveway	n/a: existing driveway to remain	n/a: existing driveway to remain	✓	The applicant has agreed to keep the existing gravel driveway that is shared between the property and the neighboring property at 4813 Cumberland Ave. The applicant is adding trench drains at the base of the rear garage impervious surface area to channel water into the stormwater infiltration devices.	All new or replacement driveways must be constructed of permeable materials. This requirement shall not apply to the following: 1) An apron in front of a garage entrance, measuring no more than 5 feet in length and 15 feet in width; 2) An apron within a public right-of-way; or 3) A driveway having a slope of 5% or more.

OTHER TOWN REQUIREMENTS	Requirement	Proposed	Check	Notes/Recommendations	Town Code Language
Neighbor Notification	Neighbors notified via email and US mail.	Neighbors were notified via email, US mail, and hand-delviered notice, including plans.	✓	Final notice was delivered Friday, January 26, or ten days prior to the scheduled hearing.	A hearing shall be conducted after giving at least 10 days' notice of such hearing to the applicant and the adjoining and confronting neighbors. Notice shall be sent by the Clerk-Treasurer by first-class mail and by e-mail if e-mail addresses are available in the Town directory, if any, or are otherwise known.
House Number Certification	Signed certfication form	Certification signed	✓		A certification by the applicant, on a form prepared by the Town, that the applicant will comply with the Montgomery County requirements for house numbers.
Parking Plan	Site plan indicating proposed parking location of vehicles	Site plan indicates room for up to 4 vehicles on site	✓		A parking plan, whenever it is likely that more than three vehicles of persons involved in construction sought to be authorized by a Town building permit (other than the owner of the property which is the subject of the permit) will be parked within the Town at any one time. Such plan shall identify the location of the parking areas to be used by such vehicles. Compliance with a parking plan approved by the Town Council shall be a condition of the issuance of the building permit and a violation of the parking plan may be grounds for revocation of such permit. The parking plan shall provide that: 1) To the maximum extent feasible, parking shall be located on the property which is the subject of the Town building permit; 2) To the maximum extent feasible, if additional parking is needed, parking shall be located on more than one street in the immediate area of the property which is the subject of the Town building permit; and 3) To the extent feasible, parking more than three vehicles in the same area of a Town street shall not be permitted.
Tree Replanting Plan	Town Arborist recommends tree replanting	Applicant has indicated that they do not object to, and will comply with Town Arborist replanting recommendations	✓	***I recommend that the Council add as a condition of the permit that the applicant must follow the Town Arborist's replanting recommendations.***	A statement whether the applicant intends to perform replanting after tree removal is completed. If the applicant does so intend, the applicant shall submit a replanting plan.

MONTGOMERY COUNTY STANDARDS	Requirement	Proposed	Check	Notes/Recommendations	Other Notes
Building Coverage	30% of the lot, minus 1% for each 1000 ft. over 6000 sq. ft. = 25.63% = 2659 sq. ft.	23.56% 2444 sq. ft.	✓	The Town does not currently regulate building lot coverage.	
Building Height	Either 35 ft. max OR 30 ft. mean	35.3 ft. max 25.3 ft. mean	✓	The applicant submitted the application prior to the effective date of the Town's height requirements. ***I recommend that the Council add as a condition of the permit that the applicant must submit a height check survey when it is possible during construction.***	The Town Code provides that: If the structure or new construction will be more than two (2) stories high, the contractor must notify the Clerk-Treasurer after the frame and partitions have been erected, but before the installation of insulation and dry wall. A certified height survey shall be submitted to the Town by the applicant to allow the height to be confirmed.

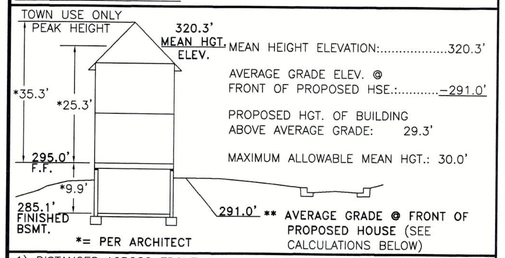
APPROVED
Department of Permitting Services
Permit # BUILDING-1020966
Date 01/17/24

GENERAL NOTES

SURVEY:
- HORIZONTAL DATUM BASED ON MARYLAND STATE PLANE 83/11
- VERTICAL DATUM BASED ON M.S.P. NAVD88
- TOPOGRAPHY BASED ON FIELD RUN SURVEY PERFORMED NOV 2022.
- NO TITLE REPORT WAS FURNISHED FOR THIS PLAN

ZONING:
- PROPERTY ZONED: R60
- FRONT YARD: 25.0' OR ESTABLISHED BUILDING LINE(300' METHOD)
- SIDE YARD: 8.0' ONE SIDE; TOTAL OF 18.0'
- REAR YARD: 20.0'
- MAXIMUM COVERAGE ALLOWED: 25.63% (2,658 SF)
- PROPOSED COVERAGE: 23.55% (2,444 SF)

MAXIMUM BUILDING HEIGHT:



MEAN HEIGHT ELEVATION:.....320.3'

AVERAGE GRADE ELEV. @ FRONT OF PROPOSED HSE.:.....-291.0'

PROPOSED HGT. OF BUILDING ABOVE AVERAGE GRADE: 29.3'

MAXIMUM ALLOWABLE MEAN HGT.: 30.0'

** AVERAGE GRADE @ FRONT OF PROPOSED HOUSE (SEE CALCULATIONS BELOW)

1) DISTANCES ACROSS FRONT OF PROPOSED HOUSE

		**AVERAGE GRADE		TOTAL
	38.0'	X 291.0'	=	11,058.0
TOTALS:	38.0'		=	11,058.0
				11,058.0/38.0'
		AVERAGE GRADE @ FRONT OF HSE.		=291.0'

**= AVERAGE GRADE IS CALCULATED USING THE WEIGHTED AVERAGE OF POINT GRADES FOR EACH WALL LENGTH ALONG PRE-DEVELOPMENT OR FINISHED LEVEL OF GROUND (WHICHEVER IS MORE RESTRICTIVE), ALONG THE FRONT OF THE BUILDING PARALLEL TO THE FRONT SETBACK LINE.
AVERAGE GRADE ON CORNER LOTS SHOULD BE MEASURED OPPOSITE THE REAR BRL.

DISTURBED AREA:
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
- ALL DISTURBED AREAS MUST BE TOPSOILED PER MDE TOPSOILING REQUIREMENTS (B-4-2).

FOREST CONSERVATION:
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION UNDER SECTION 22A-5(a)(2) OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW.
- THIS PROJECT MUST COMPLY WITH THE TREE CANOPY LAW AND ROAD SIDE TREE LAW AS REQUIRED BY MONTGOMERY COUNTY BILL's 35-12 AND 23-13.
- CONSULT WITH ARBORIST ON ALL TREES THAT MAY BE AFFECTED BY THE LIMITS OF THE PROPOSED CONSTRUCTION.

STORMWATER MANAGEMENT:
- SEE STORMWATER MANAGEMENT / SEDIMENT CONTROL PLAN.
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION.

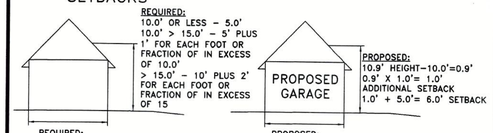
UTILITIES:
- PROJECT UTILIZES PUBLIC WATER AND SEWER WITHIN WSSC GRID 208NW05
- VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTION PRIOR TO CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRAVITY FLOW FROM THE BASEMENT.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.
- **CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.**

SEDIMENT CONTROL:
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AS DIRECTED BY THE AUTHORIZED M.C.D.P.S. REPRESENTATIVE (INSPECTOR).

GENERAL NOTES

ZONING FOR ACCESSORY STRUCTURES:
- ACCESSORY STRUCTURE MUST BE IN REAR YARD ONLY
- FRONT YARD: 60.0'
- SIDE YARD: 5.0', * ADDITIONAL SETBACK MAY BE REQUIRED SE DIAGRAM BELOW
- REAR YARD: 5.0', * ADDITIONAL SETBACK MAY BE REQUIRED SEE DIAGRAM BELOW
- MAXIMUM HEIGHT: 20.0'
- MAXIMUM COVERAGE: 50% OF MAIN BUILDING OR 600 SF WHICHEVER IS GREATER
  - MAIN HOUSE=1,944 SF
  - 50% OF MAIN HOUSE= 972 SF
  - PROPOSED ACCESSORY STRUCTURE= 484 SF

TOWN OF SOMERSET
REQUIRED ADDITIONAL SETBACKS



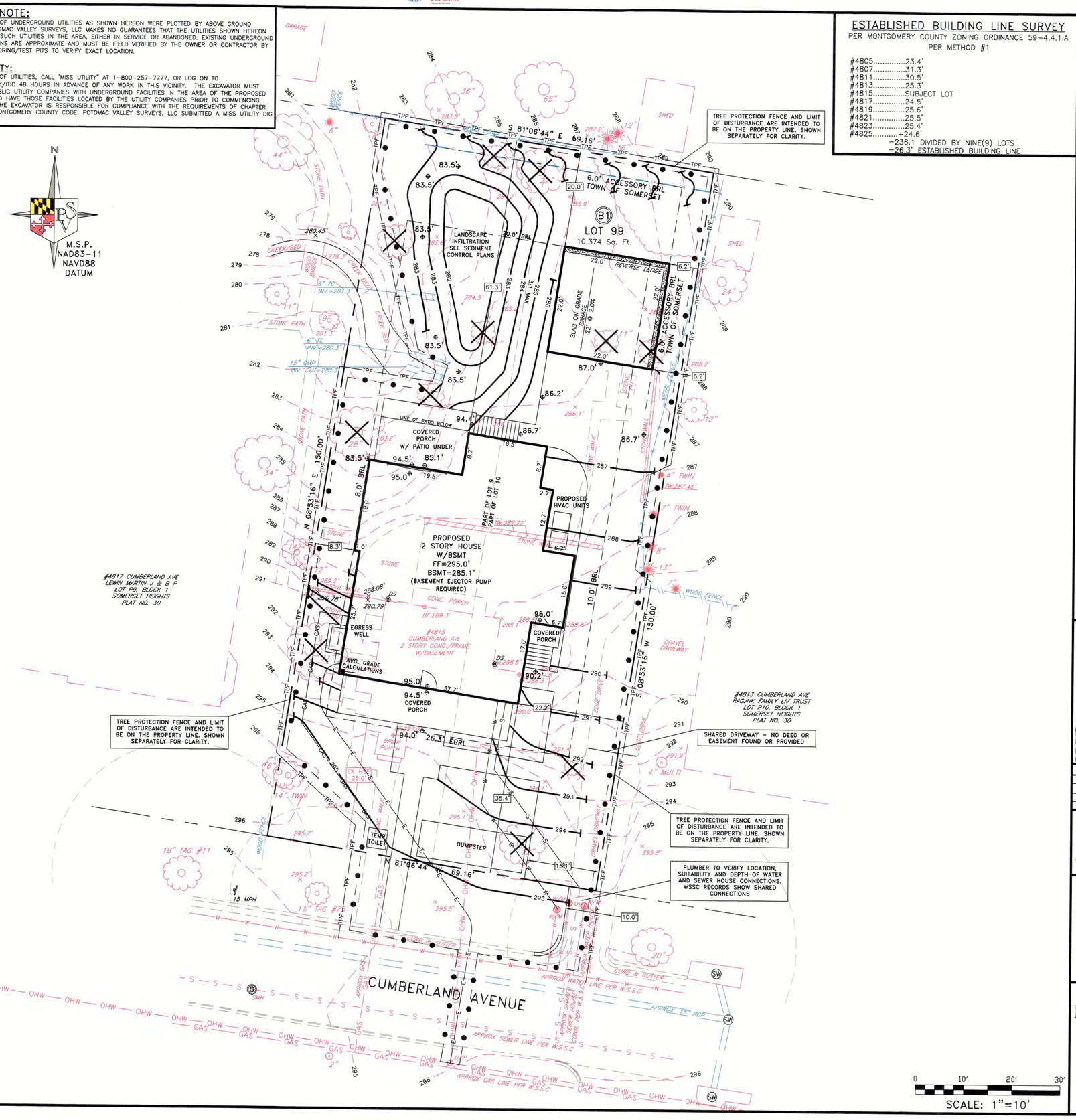
UTILITY NOTE:

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.

MISS UTILITY:

FOR LOCATION OF UTILITIES, CALL 'MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF THE PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 36A OF THE MONTGOMERY COUNTY CODE. POTOMAC VALLEY SURVEYS, LLC SUBMITTED A MISS UTILITY DIG REQUEST.

N
M.S.P.
NAD83-11
NAVD88
DATUM

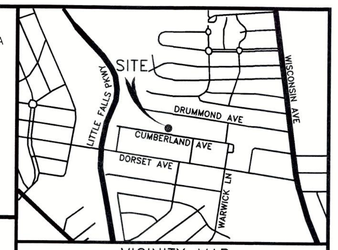


0 10' 20' 30'
SCALE: 1"=10'

ESTABLISHED BUILDING LINE SURVEY

PER MONTGOMERY COUNTY ZONING ORDINANCE 59-4.4.1.A
PER METHOD #1

#4805.....23.4'
#4807.....31.3'
#4811.....30.5'
#4813.....25.3'
#4815.....SUBJECT LOT
#4817.....24.5'
#4819.....25.6'
#4821.....25.5'
#4823.....25.4'
#4825.....+24.6'
=236.1 DIVIDED BY NINE(9) LOTS
=26.3' ESTABLISHED BUILDING LINE



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING CONTOURS= 100
EXISTING SPOT GRADE= x 100.0'
PROPOSED CONTOURS=
PROPOSED SPOT GRADE= 64.7'
PROPOSED SILT FENCE= SF
PROPOSED LIMIT OF DISTURBANCE=
ITEMS TO BE REMOVED= TBR
DOWNSPOUTS=
DRAINAGE PATH=
STABILIZED CONSTRUCTION ENTRANCE= S.C.E.
PROPOSED UNDERGROUND DRAIN PIPE=
DRAIN PIPE CLEAN OUT=
RETAINING WALLS= (DESIGN BY OTHERS)
PROPOSED REMOVAL OF EXISTING TREE (FINAL DETERMINATION BY OWNER / CLIENT)
TREE LINE=
PROPOSED ELECTRIC= E
PROPOSED GAS= GAS
PROPOSED SEWER= S
PROPOSED WATER= W

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. MARGIN OF ERROR IS ONE TENTH (0.10) OF A FOOT OR GREATER.

10/31/23

DAVID P. MOWATT — DATE
MARYLAND PROFESSIONAL LAND SURVEYOR #21139
EXPIRATION/RENEWAL DATE 06-2024

STATE OF MARYLAND — DAVID PAUL MOWATT — 21139 — REGISTERED PROFESSIONAL LAND SURVEYOR

REVISIONS

THIS PLAN PREPARED FOR: DAVID S. KELLY DEVELOPMENT 5207 NORWAY DRIVE CHEVY CHASE, MD 20815 240-460-5947 ATTN: DAVID KELLY dskelly6@comcast.net	JOB No. 22-180
	DATE: 01-31-23
	DRAWN BY: SG
	SHEET: 1 of 1

BOUNDARY SURVEY SITE-ZONING COMPLIANCE PLAN

4815 CUMBERLAND AVENUE
SOMERSET HEIGHTS
LOT 99 BLOCK 1
PLAT No. PENDING
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

APPROVED
Department of Permitting Services
Permit # BUILDING-1020946
Date 01/17/24

GENERAL NOTES

SURVEY:
- TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED NOVEMBER 2022.
- NO TITLE REPORT WAS FURNISHED FOR THIS PLAN

ZONING/SITE:
- PROPERTY ZONED: R60
- PROPOSED USE: SINGLE FAMILY DWELLING
- ELECTION DISTRICT: 07–BETHESDA
- TAX MAP REFERENCE: HN21
- WSSC SHEET: 208NW05
- WATERSHED: LITTLE FALLS, USE I;P

DISTURBED AREA:
- PROJECT TO DISTURB 10,290 SQ.FT.
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
- PRIOR TO FINAL VEGETATIVE STABILIZATION, ALL DISTURBED AREAS MUST BE TOPSOILED PER MDE TOPSOILING REQUIREMENTS (8–4–2).

FOREST CONSERVATION:
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION UNDER SECTION 22A–5(a)(2) OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW. THIS PROJECT MUST COMPLY WITH THE TREE CANOPY LAW AND ROAD SIDE TREE LAW AS REQUIRED BY MONTGOMERY COUNTY BILL's 35–12 AND 23–13.
- CONSULT WITH ARBORIST ON ALL TREES THAT MAY BE AFFECTED BY THE LIMITS OF THE PROPOSED CONSTRUCTION.

STORMWATER MANAGEMENT:
- SPLASH BLOCKS ARE TO BE INSTALLED AT ALL DOWN SPOUTS. DOWN SPOUTS ARE TO BE DIRECTED AWAY FROM EXISTING STRUCTURES.
- CONTRACTOR IS RESPONSIBLE TO ENSURE POSITIVE DRAINAGE AWAY FROM FOUNDATION WALLS. CONTRACTOR IS TO CONTACT P.V.S. IF ANY GRADING QUESTIONS ARISE.
- WHERE TWO (2) 4" SCH 40 (OR OTHER TYPE) UNDERGROUND DRAINAGE PIPES CONVERGE INCREASE TO 6" SCH 40 (OR OTHER TYPE) UNDERGROUND DRAINAGE PIPES

UTILITIES:
- PROJECT UTILIZES PUBLIC WATER AND SEWER.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.
- **CONTACT "MISS UTILITY" AT 1–800–257–7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.**

SEDIMENT CONTROL:
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PER PLAN OR PER THE DIRECTION OF THE AUTHORIZED M.C.D.P.S. REPRESENTATIVE (INSPECTOR)
- **ALL STAGING AND STOCKPILING MUST BE ON THE LOT AND WITHIN THE LOD**

SOILS:
- MONTGOMERY COUNTY INTERIM SOIL SURVEY – VOLUME II
  2UC – GLENELG–URBAN LAND COMPLEX, 8–15% SLOPES, B SOIL GROUP

RELATED REQUIRED PERMITS

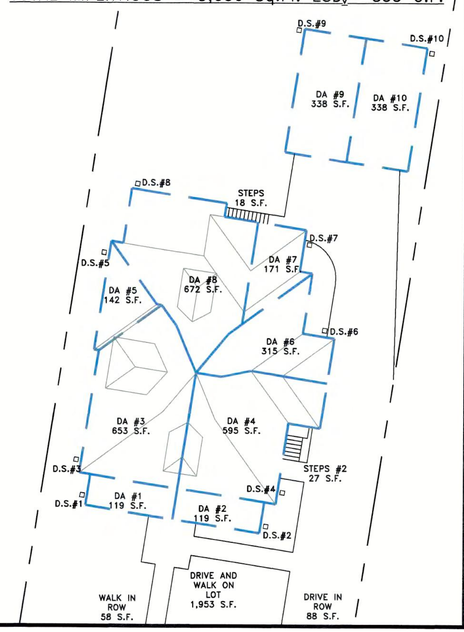
IT IS THE RESPONSIBILITY OF PERMITTEE/OWNER OF THIS SITE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO ISSUANCE OF THE APPROVED SEDIMENT CONTROL PERMIT

TYPE OF PERMIT	REQD.	NOT REQD.	PERMIT#	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		X			
WATERWAYS/WETLAND(S):					
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
* DPS Roadside Trees Protection Plan		X		Approval Date	
N.P.D.E.S. NOTICE OF INTENT		X			
FEMA LOMR (Required Post Construction)		X			Date Filed
OTHERS (Please List)		X			

* A copy of the approved Roadside Tree Protection Plan must be delivered to the sediment control inspector at the pre construction meeting.

ROOF AREA DRAINAGE DETAIL

TOTAL IMPERVIOUS = 5,606 Sq.Ft. ESD_v =833 C.F.



RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained on–site at all times. In addition to stormwater management items, these plans must include the number and location of all trees proposed to be planted to comply with the Tree Canopy Law. Any approved modifications or deletions of stormwater practices or tree canopy plantings or information must be shown on this record set of plans and on the Tree Canopy Requirements table. Upon completion of the project, this record set of plans, including hereon this signed Record Drawing Certification, must be submitted to the MCDPS inspector. In addition to this Record Drawing Certification, a formal Stormwater Management As–Built submission [ ] **is required** [X] **is not required** for this project.

If this project is subject to a **Stormwater Management Right of Entry and Maintenance Agreement, that document is recorded in Montgomery County Land Records at:**

Book XXXXX **Page** XXX. This Record Drawing will serve as the referenced in the recorded document.

"This record drawing accurately and completely represents the stormwater management practices and tree canopy plantings as they were constructed or planted. All stormwater management practices were constructed per the approved Sediment Control/Stormwater Management plans or subsequent approved revisions."

Owner/Developer Signature — Date

FIELD CHECK OF RECORD DRAWINGS BY MCDPS INSPECTOR:
INITIALS: _____ DATE _____

UTILITY NOTE:

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MISS UTILITY:

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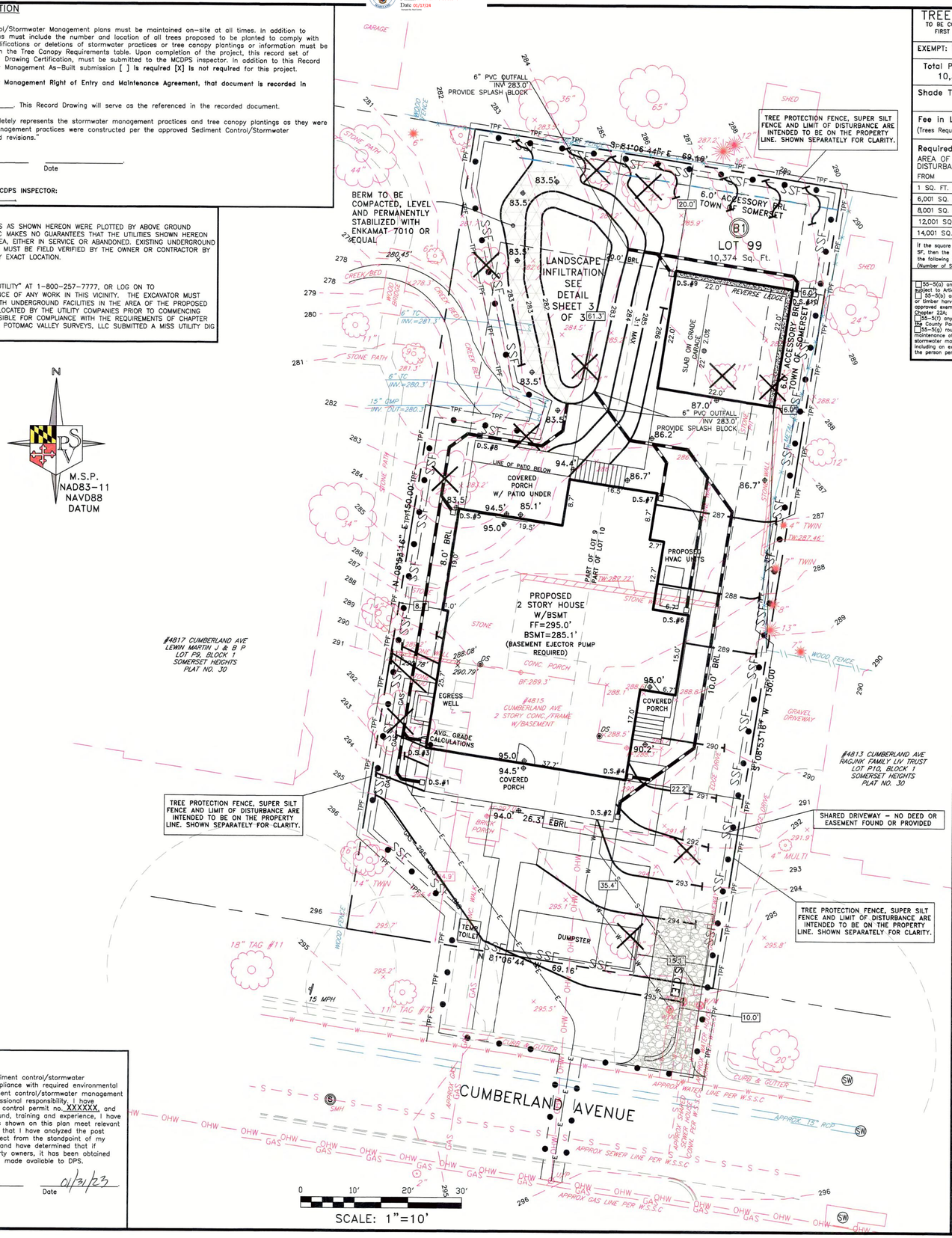
N

M.S.P.
NAD83–11
NAVD88
DATUM



DRAINAGE STATEMENT

I understand that DPS approval of this sediment control/stormwater management plan is for demonstrated compliance with required environmental runoff treatment standards. This DPS sediment control/stormwater management plan approval does not relieve me of professional responsibility. I have analyzed the proposed design for sediment control permit no. XXXXXX, and hereby state that, based upon my background, training and experience, I have determined that the proposed improvements shown on this plan meet relevant laws and regulations. I further acknowledge that I have analyzed the post development drainage patterns for this project from the standpoint of my responsibilities under current Maryland Law and have determined that if permission is required from adjacent property owners, it has been obtained and copies of those permissions have been made available to DPS.

Professional Land Surveyor #21136 — Date 01/31/23
EXPIRATION/RENEWAL DATE 06–20–24
David P. Mowatt
Printed Name

TREE CANOPY REQUIREMENTS

TO BE COMPLETED BY THE CONSULTANT AND PLACED ON THE FIRST SHEET OF THE SEDIMENT CONTROL/ STORMWATER MANAGEMENT PLAN SET FOR ALL PROJECTS.

EXEMPT: YES ☐ NO ☒ — If exempt under Section 55–5 of the Code, please check the applicable exemption category below.

Total Property Area	Total Disturbed Area
10,374 S.F.	10,290 S.F.
Shade Trees Required	**Shade Trees Proposed**
9	0

Fee in Lieu:
(Trees Required(9) –Trees Proposed(0)) x $250 = $2,250.00

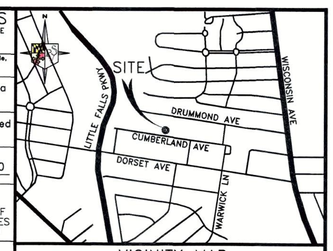
Required Number of Shade Trees:

AREA OF THE LIMITS OF DISTURBANCE (SQUARE FEET) FROM	TO	NUMBER OF SHADE TREES REQUIRED
1 SQ. FT.	6,000 SQ. FT.	3
6,001 SQ. FT.	8,000 SQ. FT.	6
8,001 SQ. FT.	12,000 SQ. FT.	9
12,001 SQ. FT.	14,000 SQ. FT.	12
14,001 SQ. FT.	40,000 SQ. FT.	15

If the square footage of the limits of disturbance is more than 40,000 SF, then the number of shade trees required must be calculated using the following formula:
(Number of Square Feet in LOD / 40,000) x 15

EXEMPTION CATEGORIES:

☐ 55–5(a) any activity that is subject to Article II of Chapter 22A;
☐ 55–5(b) any commercial logging or timber harvesting operation with an approved exemption from Article II of Chapter 22A;
☐ 55–5(f) any activity conducted by the County Parks Department;
☐ 55–5(g) routine or emergency maintenance of an existing stormwater management facility, including an existing access road, if the person performing the maintenance has obtained all required permits;
☐ 55–5(h) any stream restoration project if the person performing the work has obtained all necessary permits;
☐ 55–5(i) cutting or clearing any tree to comply with applicable provisions of any federal, state, or local law governing safety of dams;
☐ OTHER: Specify per Section 55–5 of the Code.



VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING CONTOURS 100
EXISTING SPOT GRADE x 100.0'
PROPOSED CONTOURS
PROPOSED SPOT GRADE + 64.7'
PROPOSED SILT FENCE — SF — SF — SF —
PROPOSED SUPER SILT FENCE — SSF — SSF —
ORANGE CONSTRUCTION FENCE — OCF —
TREE PROTECTION FENCE — TPF — TPF — TPF —
ROOT PRUNING
LIMIT OF DISTURBANCE
ITEMS TO BE REMOVED TBR
DOWNSPOUTS
CLEAN OUT
DRAINAGE PATH
STABILIZED CONSTRUCTION ENTRANCE SCE
PROPOSED 6" SCH 40 PVC UNDERGROUND DRAIN PIPE
PROPOSED 6" SCH 40 PVC PERFORATED DRAIN PIPE
SOIL TYPING TEST LOCATION SB–1
RETAINING WALLS(DESIGN BY OTHERS)
CRITICAL ROOT ZONE OF EX. TREE
EX. TREE
EX. TREE TO BE REMOVED
PROP. ROADSIDE TREE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09–13–06–12 AND THAT SAID INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. MOWATT — 01/31/23
MARYLAND PROFESSIONAL LAND SURVEYOR #21136 — STATE
EXPIRATION/RENEWAL DATE 06–20–24

REVISIONS

THIS PLAN PREPARED FOR: DAVID S. KELLY DEVELOPMENT 5207 NORWAY DRIVE CHEVY CHASE, MD 20815 240–460–5947 ATTN: DAVID KELLY dskelly6@comcast.net	JOB No. 22–180
	DATE: 01–31–23
	DESIGNED BY: SG
	SHEET: SWM/SC 1 OF 3

PROPERTY OWNER INFORMATION:
DAVID S. KELLY DEVELOPMENT
4620 DRUMMOND AVENUE
CHEVY CHASE, MD 20815
240–460–5947
DSKELLY6@COMCAST.NET

TECHNICAL REVIEW OF SEDIMENT CONTROL
REVIEWED DATE
TECHNICAL REVIEW OF STORMWATER MANAGEMENT
REVIEWED DATE
ADMINISTRATIVE REVIEW
REVIEWED DATE
SMALL LOT DRAINAGE APPROVAL
N/A: ☐ OR
REVIEWED DATE

NOTE: THIS APPROVAL DOES NOT NEGATE THE NEED FOR A MCDPS ACCESS PERMIT.

MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.

DPS approval of a sediment control or stormwater management plan is for demonstrated compliance with minimum environmental runoff treatment standards and does not create or imply any right to divert or concentrate runoff onto any adjacent property without that property owners permission. It does not relieve the design engineer or other responsible person of professional liability or ethical responsibility for the adequacy of the drainage design as it affects uphill or downhill properties.

XXXXXX
SEDIMENT CONTROL PERMIT NO.

N/A
SM.FILE NO.
STORMWATER MANAGEMENT:

SITE GRADING– STORMWATER MANAGEMENT –SEDIMENT CONTROL PLAN

4815 CUMBERLAND AVENUE
SOMERSET HEIGHTS
LOT 9, BLOCK 1
PLAT No. 30
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1–888–349–5090

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1/4/2017

1. The permittee shall notify the Department of Permitting Services (DPS) forty-eight (48) hours before commencing any land disturbing activity and, unless waived by the Department, shall be required to hold a pre-construction meeting between them or their representative, their engineer and an authorized representative of the Department.
2. The permittee must obtain inspection and approval by DPS at the following points:
   A. At the required pre-construction meeting.
   B. Following installation of sediment control measures and prior to any other land disturbing activity.
   C. During the installation of a sediment basin or stormwater management structure at the required inspection points (see Inspection Checklist on plan). Notification prior to commencing construction is mandatory.
   D. Prior to removal or modification of any sediment control structure(s).
   E. Prior to final acceptance.
3. The permittee shall construct all erosion and sediment control measures per the approved plan and construction sequence, shall have them inspected and approved by the Department prior to beginning any other land disturbances, shall ensure that all runoff from disturbed areas is directed to the sediment control devices, and shall not remove any erosion or sediment control measure without prior permission from the Department.
4. The permittee shall protect all points of construction ingress and egress to prevent the deposition of materials onto traversed public thoroughfare(s). All materials deposited onto public thoroughfare(s) shall be removed immediately.
5. The permittee shall inspect periodically and maintain continuously in effective operating condition, all erosion and sediment control measures until such time as they are removed with prior permission from the Department. The permittee is responsible for immediately repairing or replacing any sediment control measures which have been damaged or removed by the permittee or any other person.
6. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization must be completed within:
   a) Three (3) calendar days as to the surface of all perimeter dikes, swales, ditches, perimeter slopes and all slopes steeper than 3 horizontal to 1 vertical (3:1); and
   b) Seven (7) calendar days as to all other disturbed or graded areas on the project site not under active grading.

   All areas disturbed outside of the perimeter sediment control system must be minimized and stabilized immediately. Maintenance must be performed as necessary to ensure continued stabilization.
7. The permittee shall apply sod, seed, and anchored straw mulch, or other approved stabilization measures to all disturbed areas within seven (7) calendar days after stripping and grading activities have ceased on that area. Maintenance shall be performed as necessary to ensure continued stabilization. Active construction areas such as borrow or stockpile areas, roadway improvements, and areas within fifty (50) feet of a building under construction may be exempt from this requirement, provided that erosion and sediment control measures are installed and maintained to protect those areas.
8. Prior to removal of sediment control measures, the permittee shall stabilize all contributory disturbed areas with required soil amendments and topsoil, using sod or an approved permanent seed mixture and an approved anchored mulch. Wood fiber mulch may only be used in seeding season when the slope does not exceed 10% and grading has been done to promote sheet flow drainage. Areas brought to finished grade during the seeding season shall be permanently stabilized within seven (7) calendar days of establishment. When property is brought to finished grade during the months of November through February, and permanent stabilization is found to be impractical, an approved temporary seed and straw anchored mulch shall be applied to disturbed areas. The final permanent stabilization of such property shall be completed prior to the following April 15.
9. The site permit, work, materials, approved SC/SM plans, and test reports shall be available at the site for inspection by duly authorized officials of Montgomery County.
10. Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing mechanical devices to lower the water down slope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time they must be removed and final grading done to promote sheet flow drainage. Mechanical devices must be provided at points of concentrated flow where erosion is likely to occur.
11. Permanent swales or other points of concentrated water flow shall be stabilized within 3 calendar days of establishment with sod or seed with an approved erosion control matting or by other approved stabilization measures.
12. Sediment control devices shall be removed, with permission of the Department, within thirty (30) calendar days following establishment of permanent stabilization in all contributory drainage areas. Stormwater management structures used temporarily for sediment control shall be converted to the permanent configuration within this time period as well.
13. No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas or on residential lots. A slope gradient of up to 2:1 will be permitted in non-maintenance areas provided that those areas are indicated on the erosion and sediment control plan with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetative stabilization.
14. The permittee shall install a splashblock at the bottom of each downspout unless the downspout is connected by a drain line to an acceptable outlet.
15. For finished grading, the permittee shall provide adequate gradients so as to prevent water from standing on the surface of lawns more than twenty-four (24) hours after the end of a rainfall, except in designated drainage courses and swale flow areas, which may drain as long as forty-eight (48) hours after the end of a rainfall.
16. Sediment traps or basins are not permitted within 20 feet of a building which is existing or under construction. No building may be constructed within 20 feet of a sediment trap or basin.
17. All inlets in non-sump areas shall have asphalt berms installed at the time of base paving establishment.
18. The sediment control inspector has the option of requiring additional sediment control measures, as deemed necessary.
19. All trap elevations are relative to the outlet elevation, which must be on existing undisturbed ground.
20. Vegetative stabilization shall be performed in accordance with the Standards and Specifications for Soil Erosion and Sediment Control.
21. Sediment trap(s)/basin(s) shall be cleaned out and restored to the original dimensions when sediment has accumulated to the point of one-half (1/2) the wet storage depth of the trap/basin (1/4 the wet storage depth for ST-III) or when required by the sediment control inspector.
22. Sediment removed from traps/basins shall be placed and stabilized in approved areas, but not within a floodplain.
23. All sediment basins and traps must be surrounded with a welded wire safety fence. The fence must be at least 42 inches high, have posts spaced no farther apart than 8 feet, have mesh openings no greater the two inches in width and four inches in height, with a minimum of 14 gauge wire. Safety fence must be maintained in good condition at all times.
24. No excavation in the areas of existing utilities is permitted unless their location has been determined. Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
25. Off-site spoil or borrow areas must have prior approval by DPS.
26. Sediment trap/basin dewatering for cleanout or repair may only be done with the DPS inspector's permission. The inspector must approve the dewatering method for each application. The following methods may be considered:
   A. Pump discharge may be directed to another on-site sediment trap or basin, provided it is of sufficient volume and the pump intake is floated to prevent agitation or suction of deposited sediments; or
   B. the pump intake may utilize a Removable Pumping Station and must discharge into an undisturbed area through a non-erosive outlet; or
   C. the pump intake may be floated and discharge into a Dirt Bag (12 oz. non-woven fabric), or approved equivalent, located in an undisturbed buffer area.

   Remember: Dewatering operation and method must have prior approval by the DPS inspector.
27. The permittee must notify the Department of all utility construction activities within the permitted limits of disturbance prior to the commencement of those activities.
28. Topsoil must be applied to all pervious areas within the limits of disturbance prior to permanent stabilization in accordance with MDE "Standards and Specifications for Soil Preparation, Topsoiling, and Soil Amendments".

OWNER'S/DEVELOPER'S CERTIFICATION

I/We hereby certify that all clearing, grading, construction, and or development will be done pursuant to this plan and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources approved training program for the control of sediment and erosion before beginning the project.

Signature:_____ Date:_____

Printed Name and Title:_____

DESIGN CERTIFICATION

I hereby certify that this plan has been prepared in accordance with the "2011 Maryland Standards and Specification for Soil Erosion and Sediment Control," Montgomery County Department of Permitting Services Executive Regulations 5-90, 7-02AM and 36-90, and Montgomery County Department of Public Works and Transportation "Storm Drain Design Criteria" dated August 1988.

Designer's Signature: _____ Date: 01/31/23

Printed Name and Title: David P. Mowatt-Prof. Land Surveyor Registration Number:21136 Exp. 6-20-24

CERTIFICATION OF THE QUANTITIES

I hereby certify that the estimated total amount of excavation and fill as shown on these plans has been computed to 234.0 cubic yards of excavation, 0.0 cubic yards of fill and the total area to be disturbed as shown on these plans has been determined to be 10,290 square feet.

Signature: _____ Date: 01/31/23

Printed Name and Title: David P. Mowatt, Prof. Land Surveyor Registration Number: 21136 Exp. 6-20-24

MISS UTILITY

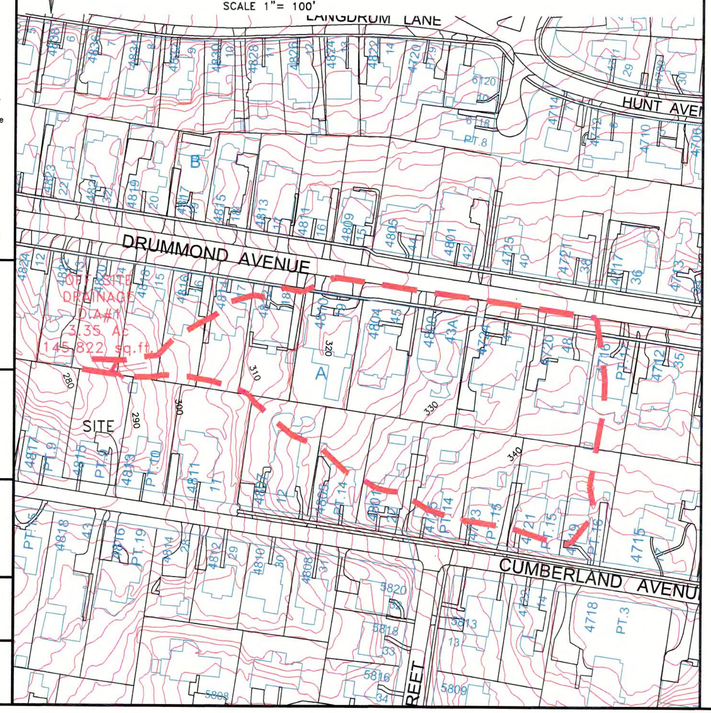
Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

SEQUENCE OF CONSTRUCTION ON SEDIMENT CONTROL PLANS FOR SITES SUBJECT TO THE FOREST CONSERVATION LAW

1. Prior to clearing trees, installing sediment control measures, or grading, a preconstruction meeting must be conducted on-site with the Montgomery County Department of Permitting Services (MCDPS) Sediment Control inspector (240) 777-0311 (48 hours notice), the MNCPPC, Planning Department, Plans Enforcement inspector (301)495-4550 (48 hours notice), the Owners representative, and the site Engineer. In **order for the meeting to occur, the applicant must provide one set of approved sediment control plans to the MCDPS sediment control inspector at the preconstruction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work.**
2. The limits of disturbance must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
3. Clear and grade for installation of sediment control devices.
4. Install sediment control devices.
5. Once the sediment control devices are installed, the permittee must obtain written approval from the MCDPS inspector before proceeding with any additional clearing, grubbing, or grading.
6. After written approval is obtained from MCDPS inspector, commence additional clearing, grubbing, grading, and demolish the existing house/structures.
7. Excavate for the new house foundation. Once the walls are formed and poured, construct underground drain pipes to service the proposed Landscape Infiltration Facility as the site is back filled and stabilized. Do not connect downspouts to pipes.
8. Topsoil and stabilize all disturbed areas.
9. Once site has been permanently stabilized construct Landscape Infiltration Facility then connect downspouts to underground drain pipes.
10. The permittee will obtain written approval from MCDPS inspector, prior to the removal of any sediment control device.
11. Permittee to submit the record set of plans including the signed record drawing certification to the MCDPS inspector.

OFFSITE DRAINAGE AREA MAP & SOILS MAP

SCALE 1"= 100'



STORMWATER MANAGEMENT CALCULATIONS

Existing Conditions:

Disturbed Area(A)(LOD):	10,290 s.f.	
Soil Type:	B-type soils	
Land Use:	Residential	
Lot Size:	10,374 s.f.	

Proposed Layout:

Proposed Roof:	3,462 s.f.
Proposed Driveway/walks/patio(On Lot):	1,998 s.f.
Proposed Driveway in Right-of-way: +	146 s.f.
Total Impervious Cover:	= 5,606 s.f.
Impervious Cover on Lot:	= 5,460 s.f.

Compute Percent Impervious:

I= Impervious on Lot/Lot size(To determine Pe)
I= 5,460 s.f./10,374 s.f.
I= 52.63% (use 55%)

I= Total Impervious/A (LOD) (To determine Rv)
I= 5,606 s.f./10,290 s.f.
I= 54.48%

Determine Target Pe Using Table 5.3:

Intersecting 55% impervious with B-type soils on Table 5.3 the Pe = 1.8"

Compute Rv:

Rv = 0.05 + (0.009) (I); I=54.48
Rv = 0.05 + (0.009 x 54.48) =0.540

Compute ESDv:

$$ESDv = \frac{(Pe)(Rv)(A)}{12} = \frac{(1.8)(0.540)(10,290)}{12} = \frac{10,002}{12} = 833 \text{ c.f. REQUIRED}$$

Proposed ESD Practice:

The rooftop runoff of the proposed house will be directed into One (1) Landscape Infiltration (see computations below).

Landscape Infiltration-1 Calculations (LI-1)

Drainage Area= 10,374 s.f.
Impervious Area= 5,460, s.f. (Drive to LI-1 1,953 sf, DA#1 119 sf, DA#2 119 sf, DA#3 653 sf, DA#4 595 sf, DA#5 142 sf, DA#6 315 sf, DA#7 171 sf, DA#8 672 sf, DA#9 338 sf, DA#10 338 sf, STEPS 18 sf, STEPS #2 27 sf)
I= 5,460 sf/10,374 sf= 52.63
Rv= 0.05 + (.009 x 52.63)= .524

ESDv maximum allowable storage provided by Landscape Infiltration (LI-1)
LI-1 (Roof, driveway and drainage area) = (2.6)(0.524(D.A.=10,374)/12 = 1,177 c.f. (DPS maximum allowable size)

ESDv minimum allowable storage provided by Landscape Infiltration (LI-1)
LI-1 (Roof, driveway and drainage area) = (1.0)(0.524)(D.A.=10,374)/12 = 452 c.f. (DPS minimum allowable size)

Total Storage required: 833 c.f.
Total Storage provided: - 836 c.f.
= 3 c.f. ABOVE

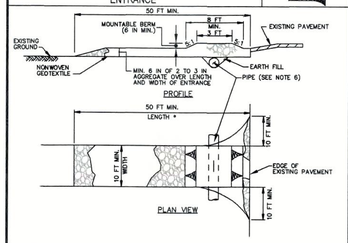
Pe Provided: Pe = 1.81
(ESD x 12)/(Rv x A)= (836 x 12)/(0.540 x 10,290)= 1.81

Landscape Infiltration Sizing Computations

ESDv storage provided by Landscape Infiltration (LI-1)
ESDv = Ponding Depth + Storage in Filter Media
=(Filter bed (555 s.f. + 294 s.f.)/2 x Ponding depth 1.0) + (Filter bed 294 s.f. x Media layer 3.5 x 0.40)=836 c.f. storage provided

We have used E.S.D. to the M.E.P. for this site by providing all of the required ESD. We were able to obtain a Pe of 1.81.

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE — STANDARD SYMBOL SCE



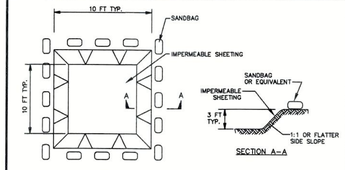
CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*50 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE — STANDARD SYMBOL CWS



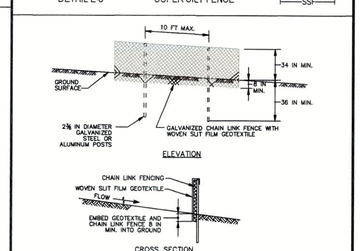
WASHOUT STRUCTURE WITH WOOD PLANKS

1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 SUPER SILT FENCE — STANDARD SYMBOL SSF



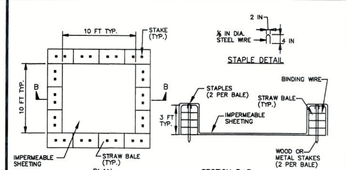
CONSTRUCTION SPECIFICATIONS

1. INSTALL 2½ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2¼ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HOG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE AS SPECIFIED IN SECTION H-1 MATERIALS. SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE — STANDARD SYMBOL CWS



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

REVISIONS

THIS PLAN PREPARED FOR: DAVID S. KELLY DEVELOPMENT 5207 NORWAY DRIVE CHEVY CHASE, MD 20815 240-460-5947 ATTN: DAVID KELLY dskelly6@comcast.net	JOB No. 22-180
	DATE: 01-31-23
	DRAWN BY: SG
	SHEET: SWM/SC 2 OF 3

SITE GRADING-STORMWATER MANAGEMENT-SEDIMENT CONTROL PLAN

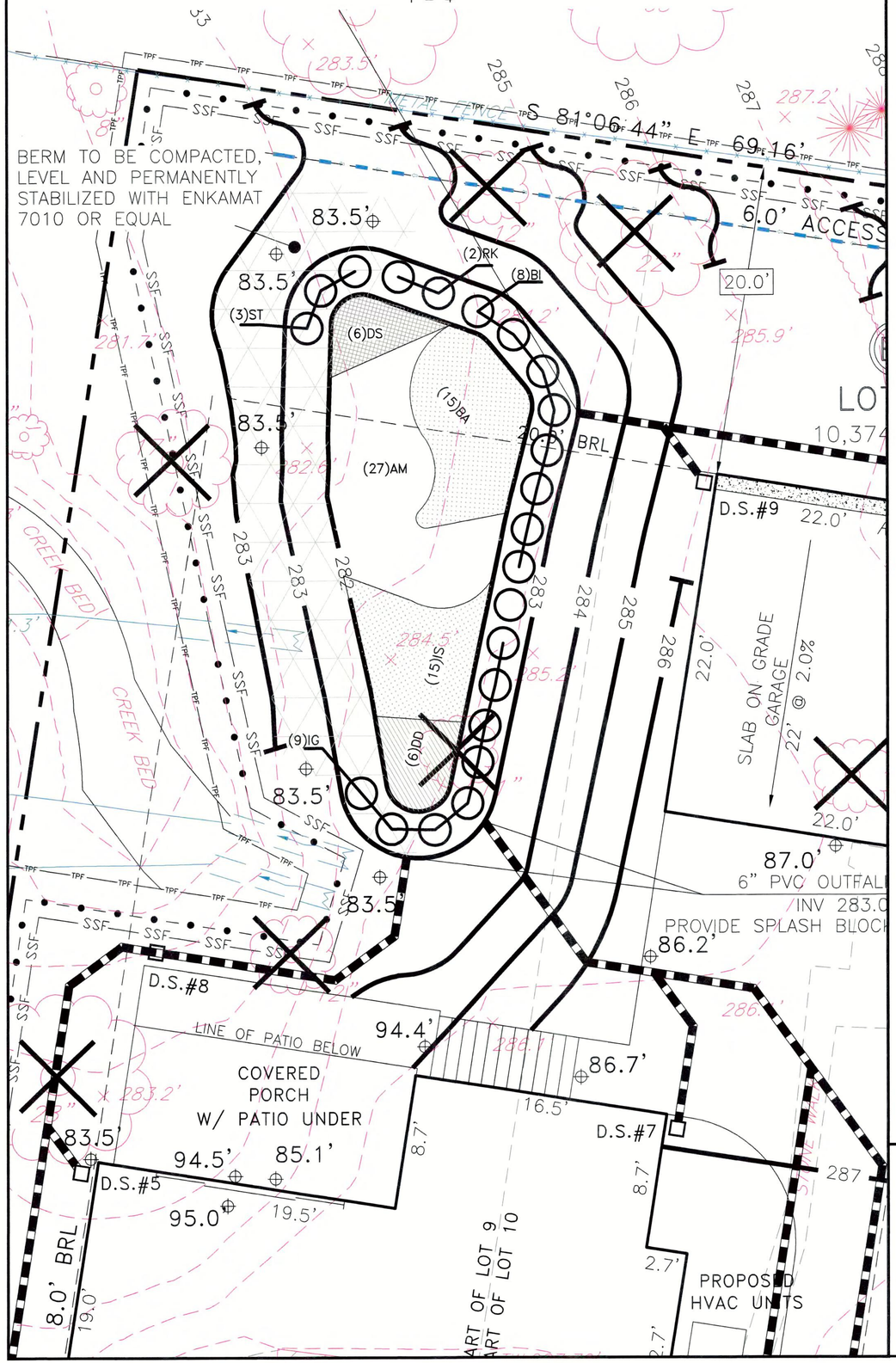
4815 CUMBERLAND AVENUE
SOMERSET HEIGHTS
LOT 9, BLOCK 1
PLAT No. 30
MONTGOMERY COUNTY, MARYLAND

N
POTOMAC VALLEY
SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

APPROVED
Department of Permitting Services
Permit # BUILDING-1020946
Date 01/17/24

LANDSCAPE INFILTRATION DETAIL

1"= 4'



LANDSCAPE INFILTRATION NOTES

The Landscape Infiltration methods described in the following section are based on the landscape infiltration design found in Chapter 5 of the Maryland Storm Water Design Manual and the ESD Process & Computations Supplement dated July 2010. Where deemed appropriate, the design specifications have been modified by the Montgomery County Department of Permitting Services (DPS).

A. Facility Description

Landscape Infiltration is an infiltration system that treats runoff by passing it through a filter bed mixture of planting soil, gravel, and sand, and then infiltrates the runoff into native soils. It filters the stormwater runoff via slow infiltration and replenishes the groundwater supply. Typical components of the system include a)surface planting with woody and herbaceous plant species, b) a surface 3 inch thick mulch layer, c) a 12–18 inch planting media layer, d) a bridging 6 inch sand layer, e) a 12 – 36 inch thick gravel layer, and e) a 6 inch thick sand layer at the bottom of the excavation. Total storage depth within the media may not exceed 5 feet. The facilities should be well landscaped to enhance their function and appearance. Landscape infiltration should not be used in hotspot areas.

B. System Design Considerations

1. Applicability

Landscape Infiltration can be best implemented in low density land uses with good infiltration rates. Residential areas with compact housing (clustered homes and townhouses) can utilize small green spaces for landscape infiltration. The maximum contributing drainage area to a landscape infiltration trench shall be 10,000 square feet. Up to 20,000 square foot drainage areas may be allowed where soil infiltration testing is performed. Successful application is dependent upon soil type and groundwater elevation.

2. Conveyance

Landscape Infiltration systems should be designed to maximize sheet flow across the facility. Pretreatment measures shall be implemented along the main stormwater runoff collection system where feasible. These include installing gutter screens, a removable filter screen on rooftop downspout pipes, a sand layer or pea gravel diaphragm at the inflow, or a three–inch surface mulch layer. A flow splitter should be used to divert runoff in excess of the design treatment volume away from the facility to a stable, downstream conveyance system. If bypassing the practice is not feasible, an internal overflow device, such as an elevated yard inlet, may be used. Runoff shall enter, flow through, and exit the facility in a non–erosive manner to a safe location.

3. Soil Suitability

Provide soils information to support the use of Landscape Infiltration. Acceptable methods include a) soil typing, b) drawdown testing, and c) infiltration testing. Infiltration testing is required for drainage areas exceeding 10,000 sf. If the measured infiltration rate in the general vicinity of the facility is less than 0.52 in/hr, the design must demonstrate that the facility will dewater in 48 hours or less. In no case may a rate of greater than 0.52 in/hr be used to compute facility depth. See "Soil Testing Guidelines for Stormwater Management Practices".

4. Setbacks / Limitations

a. Infiltration systems must be located at least 20 feet (horizontal distance) from basement walls and 10 feet from slab–on–grade structures.

b. Landscape Infiltration trenches must not be placed on slopes greater than 15 percent, or within fill soils.

c. Landscape Infiltration systems shall be located a minimum of 100 feet from any water supply well, and 30 feet from any septic easement.

d. A minimum 5 foot horizontal distance, as measured from the edge of the filter medium, shall be maintained between any utility line and a Landscape Infiltration trench. Except when located within a public right–of–way, no utility line should be placed under or within the landscape infiltration trench.

e. A minimum 10 foot horizontal distance shall be maintained between infiltration practices (measured filter wall to filter wall).

C. Specifications and Details

1. Sizing

The facility shall be sized to capture and store 100% of the target treatment volume. A minimum of 6" and maximum of 12" of temporary surface ponding must be provided above the planting media. The surface area (Af) of a landscape infiltration practice shall be at least 2% of the contributing drainage area. Planting media shall be between 12 and 18 inches deep. The total storage provided in the facility shall be computed as the storage provided in the temporary surface ponding area and the storage provided in the portion of the planting media, gravel and sand layers located directly below the base of the temporary ponding area. Computations shall account for the porosity (n = 0.40) of the planting media, gravel, and sand. Subsurface storage provided beyond the limits of the base of the temporary surface ponding area or total storage provided in excess of that required to treat the runoff for the 1 year, 24–hour design storm shall not be counted towards the total ESDv provided. To the extent possible, facilities should have irregular outlines to blend naturally into the environment. Rectangular is not natural.

2. Inflow Design Criteria

Runoff shall enter the landscape infiltration facility in a non–erosive manner (less than 2 fps). Inflow may be through depressed curbs with wheel stops, curb cuts, level spreaders, bubblers, or conveyed directly using downspouts, covered drains, catch basins, or other acceptable conveyance methods. Particular care must be taken to prevent erosion of the surface mulch layer.

3. Overflow Design Criteria

If an internal overflow device is needed, a yard inlet or dome cap inlet may be used. When this method is used, the domed caps must extend to the design storage level.

A safe non–erosive outlet below the outfall must be provided. Safe conveyance of the developed 10–year storm through the facility must be demonstrated.

4. Plant Materials

Plants, through their pollutant uptake and evapo–transpiration of stormwater runoff, play a key role in the overall effectiveness of the Landscape Infiltration device. The use of native plants is encouraged, but they are not appropriate in all situations. And while no hard planting rule exists, the plants should be a mix of trees, shrubs and herbaceous materials. Because of the relatively shallow depth of the planting media, it is preferable to plant the surface of the facility with herbaceous materials only. Trees and shrubs should be planted at the perimeter of the facility where they are not directly over the sand and gravel layers, so that adequate soil depth is available. The number and type of tree and shrub plantings for the system may vary, especially where aesthetics or other considerations such as screening or shading are critical to site development. The planting design should anticipate that the mature canopy of trees and shrubs, together with the areas planted with herbaceous materials, should cover at least 85% of the Landscape Infiltration device. Trees shall be a minimum of 1 1/2 in. caliper, shrubs shall be minimum 2 gal. size, herbaceous flowering perennials shall be a minimum 1 quart size, and grasses and grass–like perennials shall be a minimum size of 2" plugs All plantings shall be in accordance with the Montgomery County landscape guidelines. All landscape plans must be sealed by a registered landscape architect. Since the plants are an integral part of the Landscape Infiltration system, no changes to the approved landscape plan will be allowed unless an alternate plant list, prepared by a registered landscape architect, has been approved by DPS prior to installation. Since plant availability can change, DPS suggests including an alternate plant list on the landscaping plans.

5. Mulch

The surface mulch layer will consist of standard fine shredded aged hardwood mulch. The mulch should be applied uniformly to a depth of 3 inches. Yearly replenishing may be necessary. Pine bark is not acceptable.

6. Planting Media

The planting media shall be 12 to 18 inches thick and shall consist of 1/3 perlite or Solite, 1/3 compost and 1/3 topsoil. The perlite shall be coarse grade horticultural perlite. The compost shall be high grade compost free of stones and partially composted woody material. The topsoil shall meet the following minimum criteria: contain no more than 10% clay, 30–55% silts and 35–60% sand. The soil shall be free of stones, stumps, roots or other similar objects larger than 2 inches. The first layer of the planting media shall be lightly tilled to mix it into the sand layer, so as not to create a definitive boundary. The planting material shall be flooded after placement. Any settlement that occurs shall be filled back to the design elevation

7. Sand Layer

A 6–inch layer of sand shall be provided to allow for a bridging medium between the planting media and the stone within the bed. ASTM C33 or AASHTO M6 Fine Aggregate Concrete Sand is required per Montgomery County sand specifications. Sub soils shall not be compacted.

7. Gravel Bed

The gravel layer shall be a minimum of 12 inches and must meet MSHA size #7 (Table 901A).

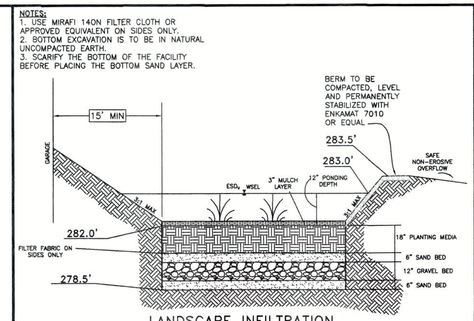
8. Sand Bed

ASTM C33 or AASHTO M6 Fine Aggregate Concrete Sand is required per Montgomery County sand specifications. Sub soils shall not be compacted.

10. Filter Fabric

Provide approved filter cloth (Mirafi 140N or approved equivalent) on the sides of the trench only. Do not place any geotextile or filter fabric on the bottom of the trench, or horizontally anywhere within the facility.

NOTES:
1. USE MIRAFI 140N FILTER CLOTH OR APPROVED EQUIVALENT ON SIDES ONLY.
2. BOTTOM EXCAVATION IS TO BE IN NATURAL UNCOMPACTED EARTH.
3. SCARIFY THE BOTTOM OF THE FACILITY BEFORE PLACING THE BOTTOM SAND LAYER.



LANDSCAPE INFILTRATION
TYPICAL CROSS SECTION
NTS

NOTES:

1. ALL CONTRACTORS PERFORMING WORK ON THIS SITE SHALL NOTIFY "MISS UTILITY" 48 HOURS PRIOR TO ANY CONSTRUCTION OR GRADING BY CALLING 1–800–257–7777 FOR THE LOCATION OF ALL UTILITIES.
2. THE CONTRACTORS PERFORMING WORK ON THE SITE ARE RESPONSIBLE FOR PROTECTING EXISTING PLANTING DURING CONSTRUCTION.
3. THE LANDSCAPE CONTRACTOR SHALL PERFORM WORK AND THE PLANTINGS SHALL CONFORM WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE–WASHINGTON METROPOLITAN AREAS", LATEST EDITION.
4. THE LANDSCAPE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND AVAILABILITY AND NOTIFY THE LANDSCAPE ARCHITECT OR OWNER IF THERE ARE ANY PROBLEMS PRIOR TO BIDDING.
5. FOR TREE PRUNING AND CARE METHODS REFER TO THE NATIONAL ARBORIST STANDARDS, LATEST EDITION.
6. SOD ALL AREAS AS DIRECTED BY OWNER FOR ALL DISTURBED AREAS TO BE STABILIZED THAT ARE NOT LANDSCAPED OR SEED & MULCHED.
7. PROVIDE AND INSTALL SOIL STABILIZED EROSION CONTROL MATTING AS REQUIRED FOR PROPER EROSION CONTROL. RE–SEED AREAS AS REQUIRED UNTIL AREAS ARE PROPERLY STABILIZED AND ACCEPTED BY INSPECTOR AND OWNER.

TABLE A–1 MATERIALS SPECIFICATIONS FOR LANDSCAPE INFILTRATION

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLANTING LIST	N/A	PLANTINGS ARE SITE–SPECIFIC
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM
PLANTING SOIL [18" DEEP]	PERLITE OR SOLITE 33% COMPOST 33% TOPSOIL 33%	N/A	THE SOIL SHALL MEET THE FOLLOWING MINIMUM CRITERIA: CONTAIN NO MORE THAN 10% CLAY, 30–55% SILTS AND 35–60% SAND.
SAND BED [6" DEEP]	USE MONTGOMERY COUNTY SAND SPECIFICATIONS ONLY. (SEE SHEET 2 OF 3)	ASTM C33 OR AASHTO M6	USE MONTGOMERY COUNTY SAND SPECIFICATIONS ONLY. (SEE SHEET 2 OF 3)
GRAVEL BED [12" DEEP]	USE MONTGOMERY COUNTY DESIGN GUIDELINES	MSHA SIZE#7	NO GEOTEXTILE OR FILTER FABRIC IS ALLOWED TO BE PLACED HORIZONTALLY ANYWHERE WITHIN THE FILTER MEDIA.
SAND BED [6" DEEP]	USE MONTGOMERY COUNTY SAND SPECIFICATIONS ONLY. (SEE SHEET 2 OF 3)	ASTM C33 OR AASHTO M6	USE MONTGOMERY COUNTY SAND SPECIFICATIONS ONLY. (SEE SHEET 2 OF 3)

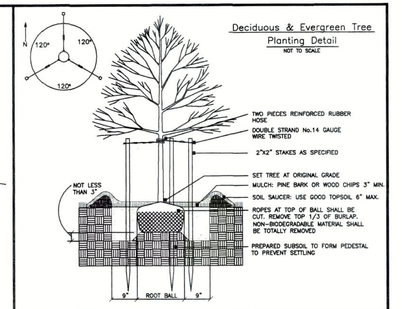
LANDSCAPE INFILTRATION PLANTING SCHEDULE

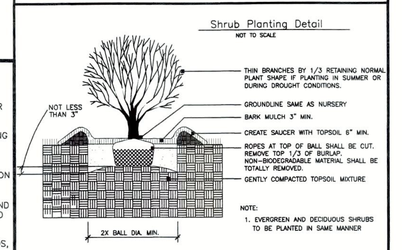
KEY	BOTANICAL NAME	COMMON NAME	FORM	SPACING	TOTAL QUANTITY	COMMENTS
SHRUBS						
IG	ILEX GLABRA	INKBERRY	3 GAL.	SHOWN	9	
BI	BUXUS 'INDEPENDENCE'	DENSE, MEDIUM BOXWOOD	24"	SHOWN	8	
RK	ROSA 'KNOCK OUT'	KNOCK OUT ROSE	3 GAL.	SHOWN	2	
ST	SPIREA THUNBERGII 'OGON'	OGON SPIREA	3 GAL.	36" O.C.	3	
PERENNIALS & GRASSES						
AM	ALCHEMILLA MOLLIS	GARDEN LADY'S–MANTLE	1 QT.	15" O.C.	27	
IS	IRIS SIBIRICA	SIBERIAN IRIS	1 GAL.	15" O.C.	15	
DD	DIGITALIS 'DALMATION PINK'	FOXGLOVE	1 GAL.	12" O.C.	6	
DS	DICENTRA SPECTABILIS 'ALBA'	WHITE BLEEDING HEART	1 GAL.	15" O.C.	6	
BA	BAPTISIA AUSTRALIS	BLUE FALSE INDIGO	18" O.C.	18" O.C.	15	

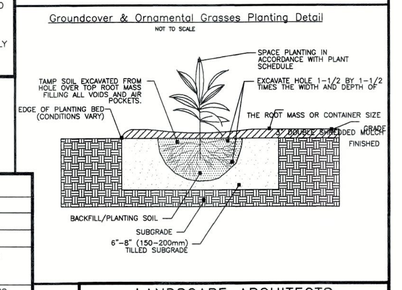
CONSTRUCTION INSPECTION CHECK–OFF LIST FOR LANDSCAPE INFILTRATION

STAGE	MCDPS INSPECTOR INITIALS/DATE	OWNER/ DEVELOPER INITIALS/DATE
MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with construction. The permittee is required to give the MCDPS inspector twenty–four (24) hours notice (DPS telephone 240–777–0311). The DPS inspector may waive an inspection, and allow the owner/developer to make the required inspection per a prior scheduled arrangement which has been confirmed with the DPS inspector in writing. Work completed without MCDPS approval may result in the permittee having to remove and reconstruct the unapproved work. Upon completion of the project, a formal Stormwater Management As–Built must be submitted to MCDPS unless a Record Drawing Certification has been allowed instead. Each of the steps listed below must be verified by either the MCDPS Inspector OR the owner/developer.		
1. Excavation to subgrade conforms to approved plans		
2. Placement of backfill and observation well conforms to approved plans		
3. Placement of filter fabric, soil, and gravel media conforms to approved plans		
4. Construction of appurtenant conveyance structures conforms to approved plans		
5. Final grading and establishment of permanent stabilization conforms to approved plans		

TOTAL NUMBER OF LANDSCAPE INFILTRATION AREAS INSTALLED PER THIS PERMIT: APPROVED_____ CONSTRUCTED_____







LANDSCAPE ARCHITECTS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY MYSELF OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09–28–01 AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

02/01/23
DATE

CHRISTIE JOANNE MASTROIANNI
LANDSCAPE ARCHITECT OF MARYLAND
EXPIRES 09–21–24

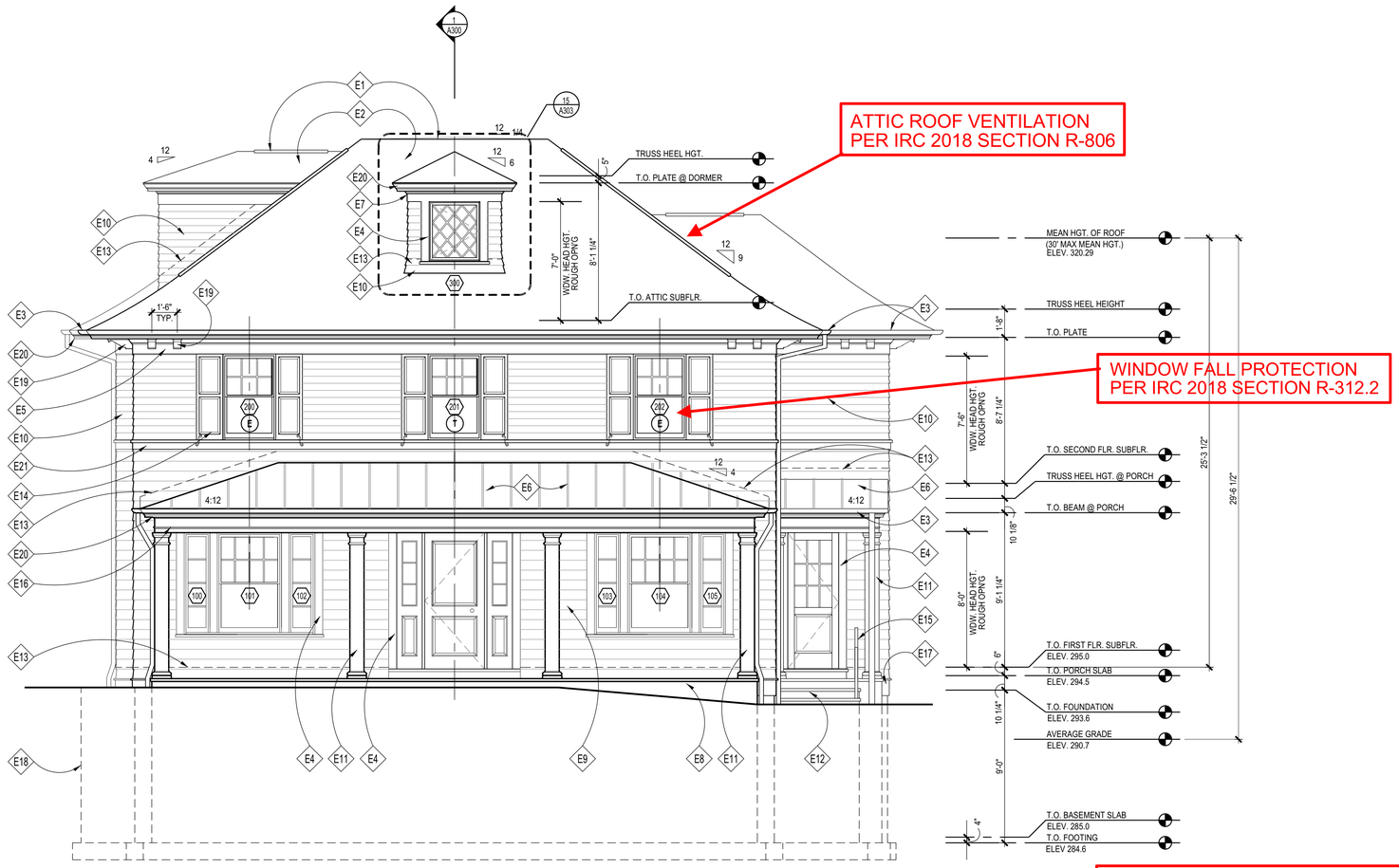
REVISIONS

THIS PLAN PREPARED FOR: DAVID S. KELLY DEVELOPMENT 5207 NORWAY DRIVE CHEVY CHASE, MD 20815 240–460–5947 ATTN: DAVID KELLY dskelly6@comcast.net	JOB No. 22–180 DATE: 01/31/23 DRAWN BY: SG SHEET: SWM/SC 3 OF 3

SITE GRADING– STORMWATER MANAGEMENT –SEDIMENT CONTROL PLAN

4815 CUMBERLAND AVENUE
SOMERSET HEIGHTS
LOT 9, BLOCK 1
PLAT No. 30
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1–888–349–5090



ATTIC ROOF VENTILATION PER IRC 2018 SECTION R-806

WINDOW FALL PROTECTION PER IRC 2018 SECTION R-312.2

PLANS REVIEWED AS PERFORMANCE COMPLIANCE WITH IRC 2018 SECTION R-301.1.3. ARCHITECT-OF-RECORD TO VERIFY CONSTRUCTION PROCESSES AND COMPLIANCE WITH CONSTRUCTION STANDARDS.

1 FRONT ELEVATION
SCALE: 1/8"-1'-0"

ELEVATION NOTES

NOTE:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

- E1 RIDGE/HIP VENTS BY COR-A-VENT OR APP'D EQUAL ELIMINATE WITH THE USE OF FOAM INSULATION
- E2 ROOF SHINGLES, TYP.; SEE ROOF PLAN
- E3 HALF ROUND GUTTER & ROUND DOWNSPOUT T.B.S., TYP.
- E4 PTD. AZEK 5/4x6 WINDOW/DOOR TRIM ON 1/2" BLKG, TYP.; SEE GENERAL AZEK TRIM NOTES, THIS SHEET
- E5 PTD. 5/4x12 AZEK TRIM BAND ON 1/2" BLKG; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '17/A302'
- E6 STANDING SEAM METAL ROOF, T.B.S.
- E7 PTD. 5/4x8 AZEK TRIM BAND ON 1/2" BLKG WITH AZM-52 CROWN; SEE GENERAL AZEK TRIM NOTES THIS SHEET
- E8 STUCCO BASE W/ STONE CAP, HOLD CAP 6" BELOW SUBFLR, SEE DETAILS FOR ADD'L INFORMATION
- E9 SMOOTH LAP SIDING W/ MITERED CORNERS, 7" EXPOSURE, PTD., INSTALL PER MANUFACTURER
- E10 SMOOTH LAP SIDING W/ MITERED CORNERS, 5" EXPOSURE, PTD., INSTALL PER MANUFACTURER
- E11 PTD. 10" SQUARE HB&G PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL
- E12 STUCCO RISERS W/ STONE TREADS, STEP TO GRADE; FIELD VERIFY RISE & RUN
- E13 CONCEALED FLASHING, TYP.
- E14 OPERABLE SOLID-CORE COMPOSITE SHUTTERS & HARDWARE T.B.S., TYP. SEE DETAIL '8/A303'
- E15 RAIL SYSTEM, T.B.S.
- E16 PTD. 5/4x12 AZEK TRIM BAND WITH AZM 49 CROWN & AZM-287 BAND MOULD; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE GENERAL AZEK TRIM NOTES THIS SHEET
- E17 PTD. 5/4x12 AZEK TRIM BD. ON 1/2" BLKG. W/ AZM-6935 WATERTABLE; SEE GENERAL AZEK TRIM NOTES ON THIS SHEET
- E18 EGRESS WINDOW WELL; SEE DETAIL '1A/A304'
- E19 PTD. FYPON BRACKET DTLB 8X7X18
- E20 PTD. 1x6 AZEK FASCIA WITH AZM-47 CROWN; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '15/A302'
- E21 PTD. 5/4x6 AZEK TRIM BAND ON 1/2" BLKG WITH CONT. AZM-6930 HISTORIC SILL; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '18/A302'

GENERAL AZEK TRIM NOTES

GLUE ALL AZEK TO AZEK JOINTS SUCH AS WINDOW SURROUNDS, LONG FASCIA RUNS, ETC., WITH AZEK ADHESIVE TO PREVENT JOINT SEPARATION.

THE GLUE JOINT SHOULD BE SECURED WITH A FASTENER AND/OR FASTENED ON EACH SIDE OF THE JOINT TO ALLOW ADEQUATE BONDING TIME.

AZEK ADHESIVE HAS A WORKING TIME OF 10 MINUTES AND WILL BE FULLY CURED IN 24 HOURS.

IF STANDARD PVC CEMENTS ARE USED, KEEP IN MIND THESE PRODUCTS TYPICALLY CURE QUICKLY WHICH WILL RESULT IN LIMITED WORKING TIME AND MAY REDUCE ADHESIVE STRENGTH. AS SUCH THEY ARE NOT ACCEPTABLE.

FOR BEST RESULTS, SURFACES TO BE GLUED SHOULD BE SMOOTH, CLEAN AND IN COMPLETE CONTACT WITH EACH OTHER.

TO BOND AZEK TO OTHER SUBSTRATES, VARIOUS ADHESIVES MAY BE USED. CONSULT ADHESIVE MANUFACTURER TO DETERMINE SUITABILITY.
AZEK PRODUCTS EXPAND AND CONTRACT WITH CHANGES IN TEMPERATURE.

APROPERLY FASTENING AZEK MATERIAL ALONG ITS ENTIRE LENGTH WILL MINIMIZE EXPANSION AND CONTRACTION.

WHEN PROPERLY FASTENED, ALLOW 1/8" PER 18 FOOT OF AZEK PRODUCT FOR EXPANSION AND CONTRACTION. JOINTS BETWEEN PIECES OF AZEK SHOULD BE GLUED TO ELIMINATE JOINT SEPARATION. SEE "GLUING" DIAGRAM BELOW.

WHEN GAPS ARE GLUED ON A LONG RUN OF AZEK, ALLOW EXPANSION AND CONTRACTION SPACE AT ENDS OF THE RUN.

INSTALL PER AZEK.

FOR ADDITIONAL INFORMATION: VISIT WWW.AZEK.COM OR CALL 877-ASK-AZEK.

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM

Seal

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3905, Expiration Date: 10/06/2024.

Consultant

Project
KELLY DEVELOPMENT
4815 CUMBERLAND AVE, CHEVY CHASE, MD 20815

Owner

Developer

PERMIT SET	01/13/2023

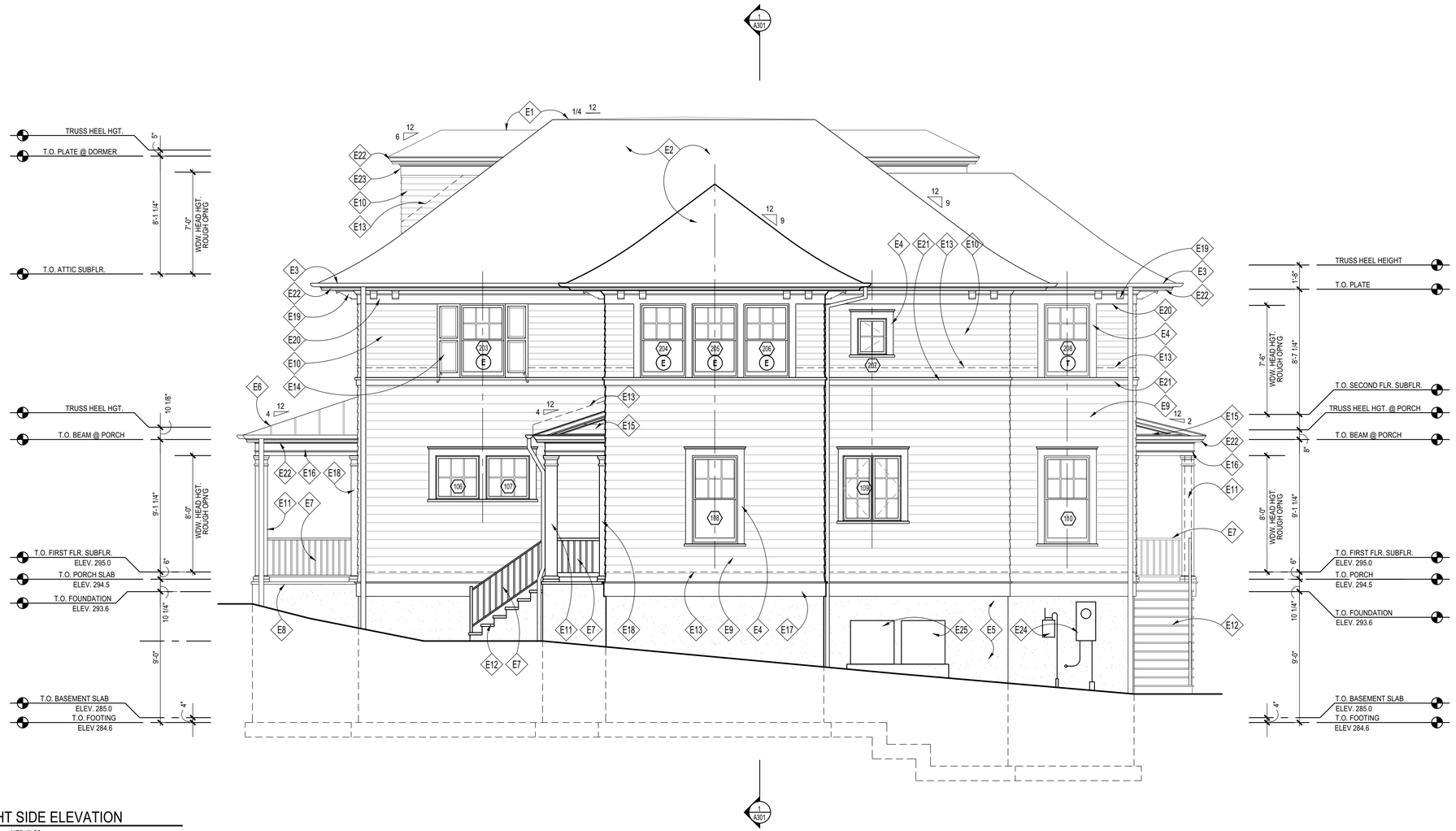
Issue Description	Date

GTM Project No.	22.0663
Checked By	GTM
Drawn By	DER
Scale	AS NOTED

Sheet Title
FRONT ELEVATION

Sheet No.
A200

FILE NAME:



1 RIGHT SIDE ELEVATION
SCALE: 1/8"-1'-0"

ELEVATION NOTES

NOTE:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

- E1 RIDGE/HIP VENTS BY COR-A-VENT OR APP'D EQUAL ELIMINATE WITH THE USE OF FOAM INSULATION
- E2 ROOF SHINGLES, TYP.; SEE ROOF PLAN
- E3 HALF ROUND GUTTER & ROUND DOWNSPOUT T.B.S., TYP.
- E4 PTD. AZEK 5/4x6 WINDOW/DOOR TRIM ON 1/2" BLKG, TYP.; SEE GENERAL AZEK TRIM NOTES, THIS SHEET
- E5 PAINTED STUCCO FOUNDATION
- E6 STANDING SEAM METAL ROOF, T.B.S.
- E7 RAIL SYSTEM, T.B.S.
- E8 STUCCO BASE W/ STONE CAP, HOLD CAP 6" BELOW SUBFLR, SEE DETAILS FOR ADD'L INFORMATION
- E9 SMOOTH LAP SIDING W/ MITERED CORNERS, 7" EXPOSURE, PTD., INSTALL PER MANUFACTURER
- E10 SMOOTH LAP SIDING W/ MITERED CORNERS, 5" EXPOSURE, PTD., INSTALL PER MANUFACTURER
- E11 PTD. 10" SQUARE HB&G PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL
- E12 STUCCO RISERS W/ STONE TREADS, STEP TO GRADE; FIELD VERIFY RISE & RUN
- E13 CONCEALED FLASHING, TYP.
- E14 OPERABLE SOLID-CORE COMPOSITE SHUTTERS & HARDWARE T.B.S., TYP. SEE DETAIL '8/A303'
- E15 PTD. AZEK TRIM, CUT TO FIT
- E16 PTD. 5/4x12 AZEK TRIM BAND WITH AZM 49 CROWN & AZM-287 BAND MOULD; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE GENERAL AZEK TRIM NOTES THIS SHEET
- E17 PTD. 5/4x10 AZEK TRIM BD. ON 1/2" BLKG. W/ AZM-6935 WATERTABLE; SEE GENERAL AZEK TRIM NOTES ON THIS SHEET
- E18 PTD. SQ PILASTER TO MATCH COLUMNS; SEE ELEVATIONS
- E19 PTD. FYPON BRACKET DTLB 8X7X18
- E20 PTD. 5/4x8 AZEK TRIM BAND ON 1/2" BLKG WITH AZM-164 BASE CAP UPSIDE DOWN UNDER PTD. 1X10 AZEK TRIM BAND ; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '17/A302'
- E21 PTD. 5/4x6 AZEK TRIM BAND ON 1/2" BLKG WITH CONT. AZM-6930 HISTORIC SILL; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '18/A302'
- E22 PTD. 1x6 AZEK FASCIA WITH AZM-47 CROWN; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '15/A302'
- E23 PTD. 5/4x8 AZEK TRIM BAND ON 1/2" BLKG WITH AZM-52 CROWN; SEE GENERAL AZEK TRIM NOTES THIS SHEET
- E24 NEW/RELOCATED ELECTRIC METER LOCATION, GC TO FIELD VERIFY
- E25 PROPOSED CONDENSOR LOCATION, SEE CIVIL SITE PLAN & COORDINATE W/ OWNER

GENERAL AZEK TRIM NOTES

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Seal

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Consultant

Project
KELLY DEVELOPMENT
4815 CUMBERLAND AVE, CHEVY CHASE, MD 20815

Owner

Developer

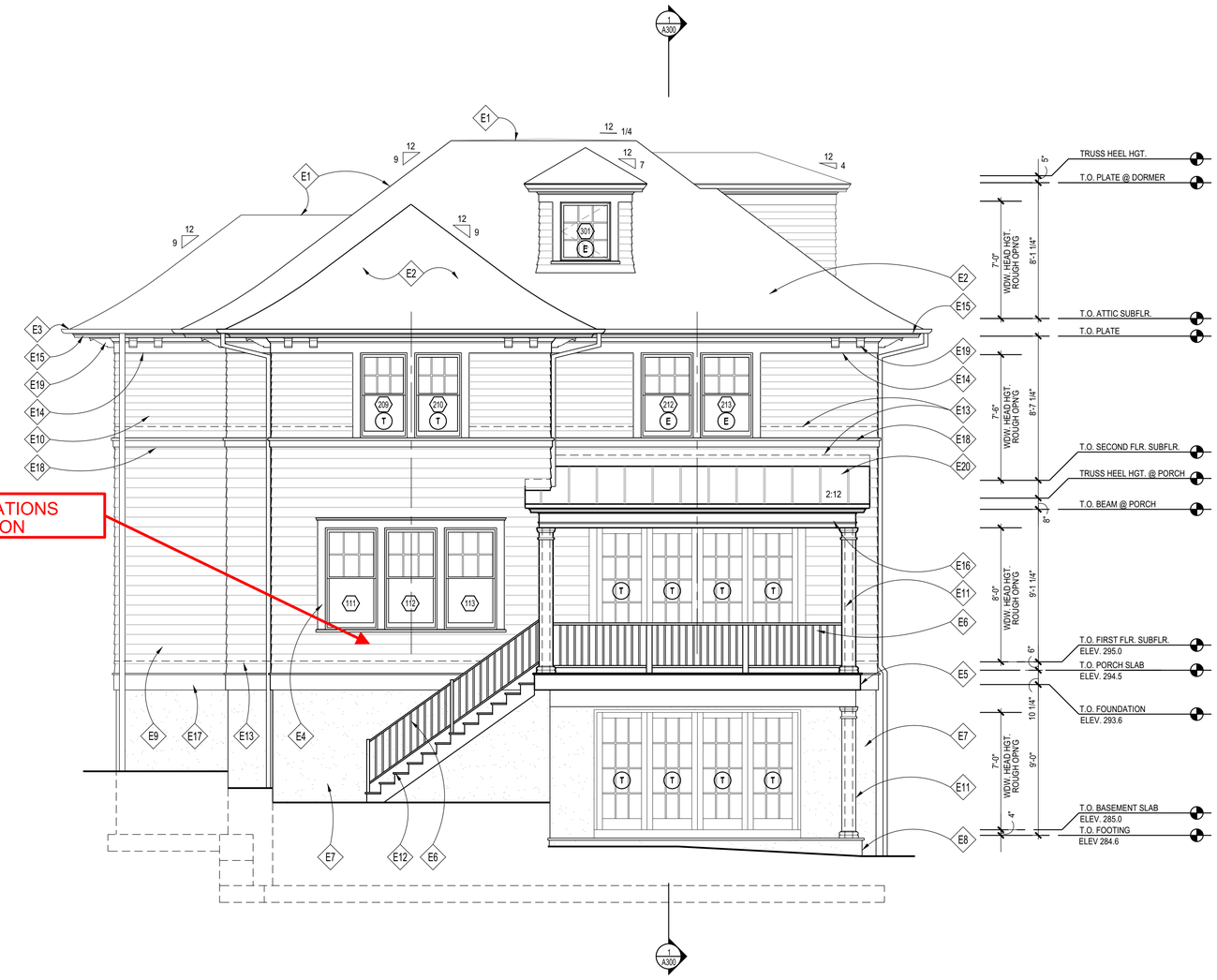
PERMIT SET	01/13/2023
Issue Description	*Date*

GTM Project No.	22.0663
Checked By	GTM
Drawn By	DER
Scale	AS NOTED

Sheet Title
RIGHT ELEVATION

Sheet No.
A201

FILE NAME:



STAIRWAY ILLUMINATIONS PER IRC 2018 SECTION R-311.7.9

1 REAR ELEVATION
SCALE: 1/8"-1'-0"

ELEVATION NOTES

NOTE:

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- E5 COMPOSITE DECKING, T.B.S.
- E6 RAIL SYSTEM, T.B.S.
- E7 PAINTED STUCCO FOUNDATION
- E8 STUCCO BASE W/ STONE CAP, HOLD CAP 6" BELOW SUBFLR, SEE DETAILS FOR ADD'L INFORMATION
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- E12 P.T. RISERS W/ P.T. TREADS, STEPS TO GRADE; FIELD VERIFY RISE & RUN
- E13 CONCEALED FLASHING, TYP.
- E14 PTD. 5/4x8 AZEK TRIM BAND ON 1/2" BLKG WITH AZM-164 BASE CAP UPSIDE DOWN UNDER PTD. 1X10 AZEK TRIM BAND ; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '18/A302'
- E15 PTD. 1x6 AZEK FASCIA WITH AZM-47 CROWN; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '15/A302'
- E16 PTD. 5/4x12 AZEK TRIM BAND WITH AZM 49 CROWN & AZM-287 BAND MOULD; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE GENERAL AZEK TRIM NOTES THIS SHEET
- E17 PTD. 5/4x12 AZEK TRIM BD. ON 1/2" BLKG. W/ AZM-6935 WATERTABLE; SEE GENERAL AZEK TRIM NOTES ON THIS SHEET
- E18 PTD. 5/4x6 AZEK TRIM BAND ON 1/2" BLKG WITH CONT. AZM-6930 HISTORIC SILL; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '18/A302'
- E19 PTD. FYPON BRACKET DTLB 8X7X18
- E20 STANDING SEAM METAL ROOF

GENERAL AZEK TRIM NOTES

GLUE ALL AZEK TO AZEK JOINTS SUCH AS WINDOW SURROUNDS, LONG FASCIA RUNS, ETC., WITH AZEK ADHESIVE TO PREVENT JOINT SEPARATION.

THE GLUE JOINT SHOULD BE SECURED WITH A FASTENER AND/OR FASTENED ON EACH SIDE OF THE JOINT TO ALLOW ADEQUATE BONDING TIME.

AZEK ADHESIVE HAS A WORKING TIME OF 10 MINUTES AND WILL BE FULLY CURED IN 24 HOURS.

IF STANDARD PVC CEMENTS ARE USED, KEEP IN MIND THESE PRODUCTS TYPICALLY CURE QUICKLY WHICH WILL RESULT IN LIMITED WORKING TIME AND MAY REDUCE ADHESIVE STRENGTH. AS SUCH THEY ARE NOT ACCEPTABLE.

FOR BEST RESULTS, SURFACES TO BE GLUED SHOULD BE SMOOTH, CLEAN AND IN COMPLETE CONTACT WITH EACH OTHER.

TO BOND AZEK TO OTHER SUBSTRATES, VARIOUS ADHESIVES MAY BE USED. CONSULT ADHESIVE MANUFACTURER TO DETERMINE SUITABILITY.
AZEK PRODUCTS EXPAND AND CONTRACT WITH CHANGES IN TEMPERATURE.

APROPERLY FASTENING AZEK MATERIAL ALONG ITS ENTIRE LENGTH WILL MINIMIZE EXPANSION AND CONTRACTION.

WHEN PROPERLY FASTENED, ALLOW 1/8" PER 18 FOOT OF AZEK PRODUCT FOR EXPANSION AND CONTRACTION. JOINTS BETWEEN PIECES OF AZEK SHOULD BE GLUED TO ELIMINATE JOINT SEPARATION. SEE "GLUING" DIAGRAM BELOW.

WHEN GAPS ARE GLUED ON A LONG RUN OF AZEK, ALLOW EXPANSION AND CONTRACTION SPACE AT ENDS OF THE RUN.

INSTALL PER AZEK.

FOR ADDITIONAL INFORMATION: VISIT WWW.AZEK.COM OR CALL 877-ASK-AZEK.

GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
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Seal

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 15565, Expiration Date: 12/06/2024.

Consultant

Project
KELLY DEVELOPMENT
4815 CUMBERLAND AVE, CHEVY CHASE, MD 20815

Owner

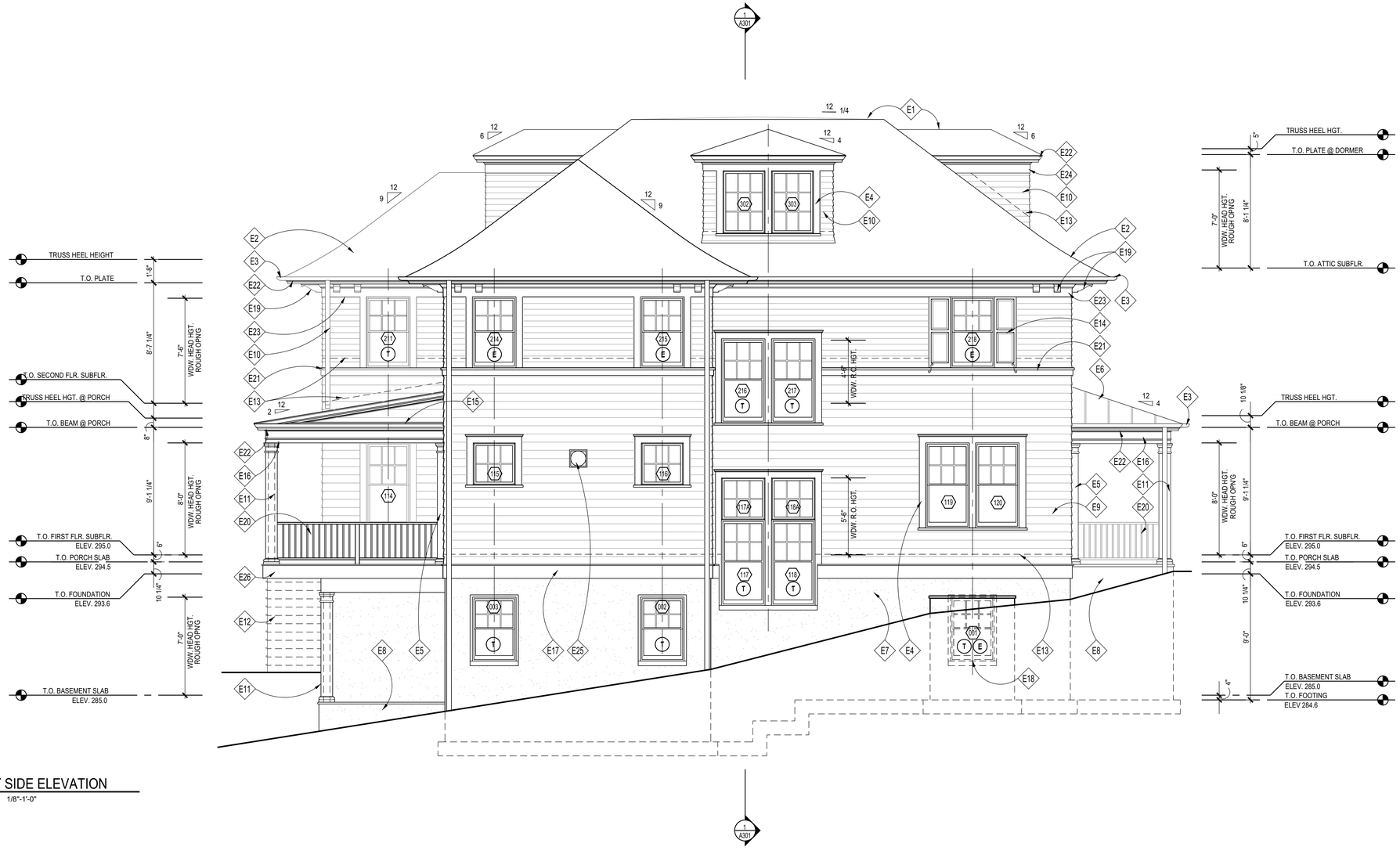
Developer

Issue Description	Date
PERMIT SET	01/13/2023

GTM Project No.	22.0663
Checked By	GTM
Drawn By	DER
Scale	AS NOTED

Sheet Title
REAR ELEVATION

Sheet No.
A202



1 LEFT SIDE ELEVATION
SCALE: 1/8"-1'-0"

ELEVATION NOTES

E1	RIDGE/HIP VENTS BY COR-A-VENT OR APP'D EQUAL ELIMINATE WITH THE USE OF FOAM INSULATION
E2	ROOF SHINGLES, TYP.; SEE ROOF PLAN
E3	HALF ROUND GUTTER & ROUND DOWNSPOUT T.B.S., TYP.
E4	PTD. AZEK 5/4x6 WINDOW/DOOR TRIM ON 1/2" BLKG, TYP.; SEE GENERAL AZEK TRIM NOTES, THIS SHEET
E5	PTD. SQ PILASTER TO MATCH COLUMNS; SEE ELEVATIONS
E6	STANDING SEAM METAL ROOF, T.B.S.
E7	PAINTED STUCCO FOUNDATION
E8	STUCCO BASE W/ STONE CAP, HOLD CAP 6" BELOW SUBFLR, SEE DETAILS FOR ADD'L INFORMATION
E9	SMOOTH LAP SIDING W/ MITERED CORNERS, 7" EXPOSURE, PTD., INSTALL PER MANUFACTURER
E10	SMOOTH LAP SIDING W/ MITERED CORNERS, 5" EXPOSURE, PTD., INSTALL PER MANUFACTURER
E11	PTD. 10" SQUARE HB&G PERMACAST COLUMN CUT FROM 9'-0" STOCK W/ TUSCAN BASE AND CAPITAL
E12	P.T. RISERS W/ P.T. TREADS, STEPS TO GRADE; FIELD VERIFY RISE & RUN
E13	CONCEALED FLASHING, TYP.
E14	OPERABLE SOLID-CORE COMPOSITE SHUTTERS & HARDWARE T.B.S., TYP. SEE DETAIL '8/A303'
E15	PTD. AZEK TRIM, CUT TO FIT
E16	PTD. 5/4x12 AZEK TRIM BAND WITH AZM 49 CROWN & AZM-287 BAND MOULD; ALIGN W/ TOP OF WINDOWS AND PORCH COLUMNS; SEE GENERAL AZEK TRIM NOTES THIS SHEET
E17	PTD. 5/4x12 AZEK TRIM BD. ON 1/2" BLKG. W/ AZM-6935 WATERTABLE; SEE GENERAL AZEK TRIM NOTES ON THIS SHEET
E18	EGRESS WINDOW WELL; SEE DETAIL '1A/A304'
E19	PTD. FYPON BRACKET DTLB 8X7X18
E20	RAIL SYSTEM, T.B.S. BEYOND
E21	PTD. 5/4x6 AZEK TRIM BAND ON 1/2" BLKG WITH CONT. AZM-6930 HISTORIC SILL; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '18/A302'
E22	PTD. 1x6 AZEK FASCIA WITH AZM-47 CROWN; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '15/A302'
E23	PTD. 5/4x8 AZEK TRIM BAND ON 1/2" BLKG WITH AZM-164 BASE CAP UPSIDE DOWN UNDER PTD. 1X10 AZEK TRIM BAND ; SEE GENERAL AZEK TRIM NOTES THIS SHEET AND DETAIL '17/A302'
E24	PTD. 5/4x8 AZEK TRIM BAND ON 1/2" BLKG WITH AZM-52 CROWN; SEE GENERAL AZEK TRIM NOTES THIS SHEET
E25	DIRECT VENT GAS FIREPLACE FLUE
E26	COMPOSITE DECKING, T.B.S.

NOTE:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

GENERAL AZEK TRIM NOTES

GLUE ALL AZEK TO AZEK JOINTS SUCH AS WINDOW SURROUNDS, LONG FASCIA RUNS, ETC., WITH AZEK ADHESIVE TO PREVENT JOINT SEPARATION.

THE GLUE JOINT SHOULD BE SECURED WITH A FASTENER AND/OR FASTENED ON EACH SIDE OF THE JOINT TO ALLOW ADEQUATE BONDING TIME.

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WHEN GAPS ARE GLUED ON A LONG RUN OF AZEK, ALLOW EXPANSION AND CONTRACTION SPACE AT ENDS OF THE RUN.

INSTALL PER AZEK.

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Consultant

Project
KELLY DEVELOPMENT
4815 CUMBERLAND AVE, CHEVY CHASE, MD 20815

Owner

Developer

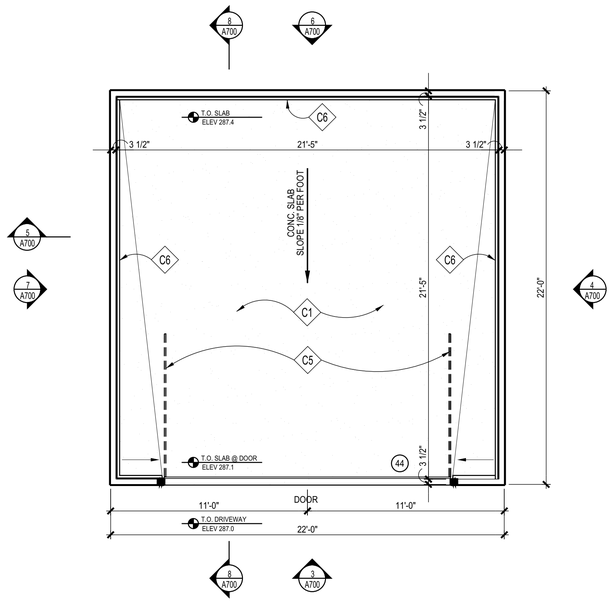
Issue Description	Date
PERMIT SET	01/13/2023

GTM Project No.	22.0663
Checked By	GTM
Drawn By	DER
Scale	AS NOTED

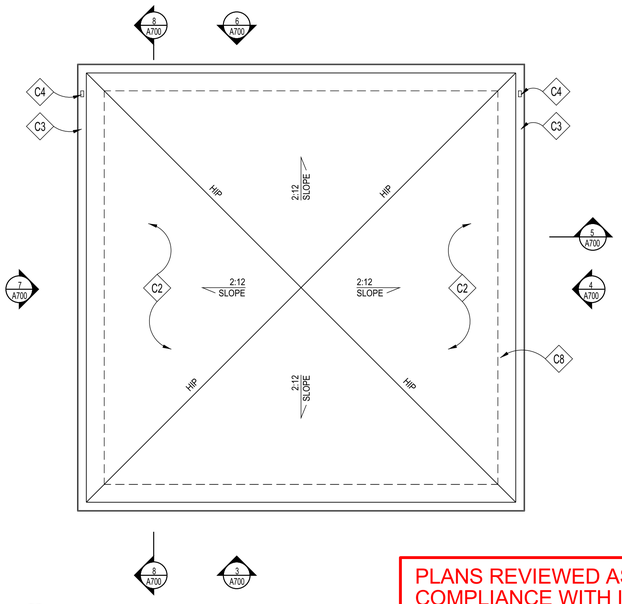
Sheet Title
LEFT ELEVATION

Sheet No.
A203

FILE NAME:



1 GARAGE PLAN
SCALE: 1/4"=1'-0"



2 ROOF PLAN
SCALE: 1/4"=1'-0"

PLAN NORTH

PLANS REVIEWED AS PERFORMANCE COMPLIANCE WITH IRC 2018 SECTION R-301.1.3. ARCHITECT-OF-RECORD TO VERIFY CONSTRUCTION PROCESSES AND COMPLIANCE WITH CONSTRUCTION STANDARDS.

CONSTRUCTION NOTES

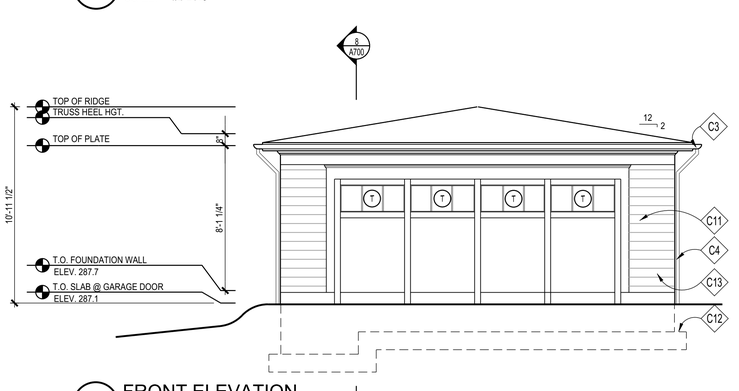
- C1 REINF. CONC. SLAB; SEE FOUNDATION PLAN
- C2 ROOF SHINGLES TO MATCH MAIN HOUSE; SEE GENERAL ROOFING NOTES, THIS SHEET
- C3 HALF ROUND GUTTER TO MATCH HOUSE
- C4 ROUND DOWNSPOUT TO MATCH HOUSE, TERMINATED IN PERFORATED PIPE; EXTEND BELOW GRADE; DRAIN TO DAYLIGHT OR SUMP PUMP
- C5 GARAGE DOOR TRACKS ABOVE
- C6 CONC. CURB BELOW
- C7 CONCRETE FOUNDATION WALL; SEE FOUNDATION PLAN
- C8 DASHED LINE INDICATES FACE OF STUD WALL BELOW, TYP.
- C9 BEAM/HEADER; SEE FRAMING PLANS
- C10 FOOTING; SEE FOUNDATION PLAN
- C11 PTD. AZEK 5/4x4 WINDOW/DOOR TRIM, TYP.
- C12 APPROX. LINE OF FOOTING BELOW; FIELD VERIFY
- C13 SIDING TO MATCH HOUSE, PTD.
- C14 ROOF TRUSSES BY TRUSS MANUFACTURER; SEE FRAMING PLANS

ROOFING NOTES

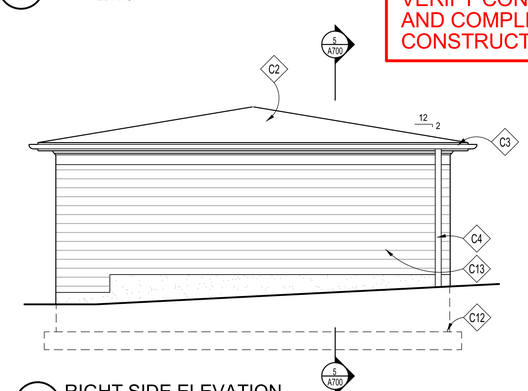
1. PROVIDE SELF-ADHERING, 40 MIL ICE AND WATER GUARD UNDERLAYMENT UNDER SHINGLES AT ALL VALLEYS AND FROM LOWEST EDGE OF ROOF SURFACES TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE, AND ON ALL AREAS WITH A SLOPE LESS THAN 4:12.
2. PROVIDE FLASHING FOR MIN. 8" EACH SIDE OF ALL VALLEYS & PITCH CHANGES

WALL TYPES

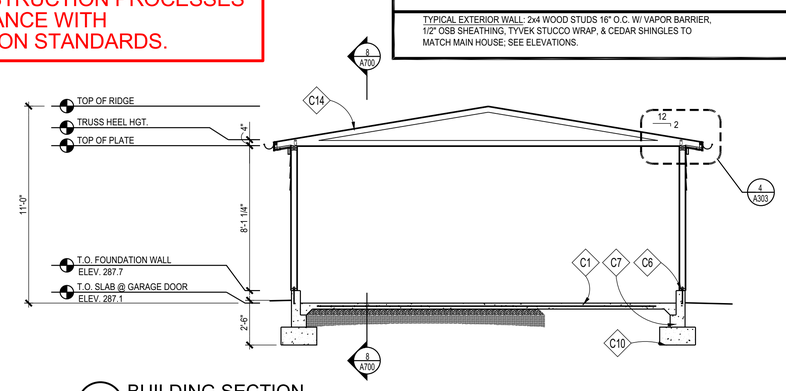
TYPICAL EXTERIOR WALL: 2x4 WOOD STUDS 16" O.C. W/ VAPOR BARRIER, 1/2" OSB SHEATHING, TYVEK STUCCO WRAP, & CEDAR SHINGLES TO MATCH MAIN HOUSE; SEE ELEVATIONS.



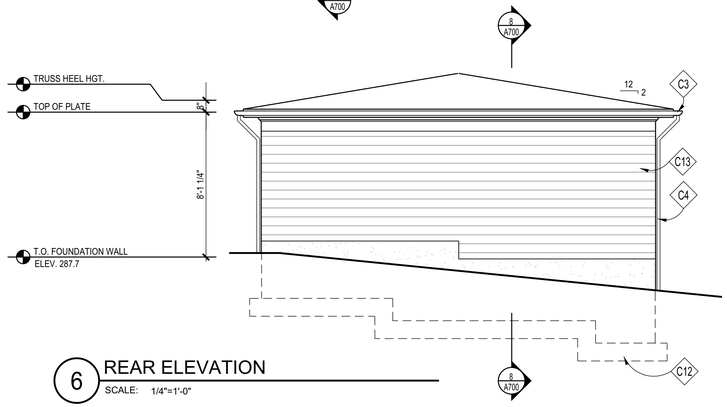
3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



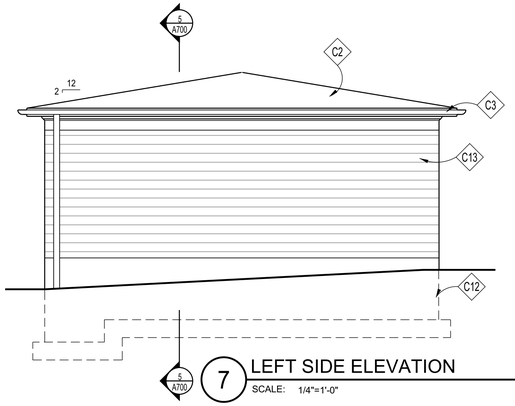
4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



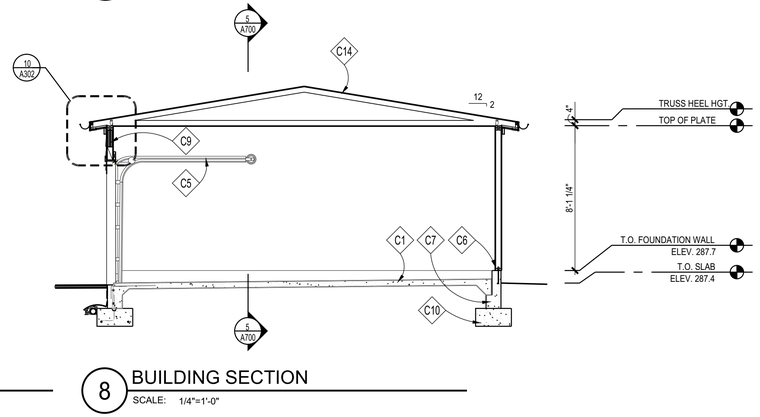
5 BUILDING SECTION
SCALE: 1/4"=1'-0"



6 REAR ELEVATION
SCALE: 1/4"=1'-0"



7 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



8 BUILDING SECTION
SCALE: 1/4"=1'-0"

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Consultant

Project
KELLY DEVELOPMENT
4815 CUMBERLAND AVE, CHEVY CHASE, MD 20815

Owner

Developer

Issue Description	Date
PERMIT SET	01/13/2023

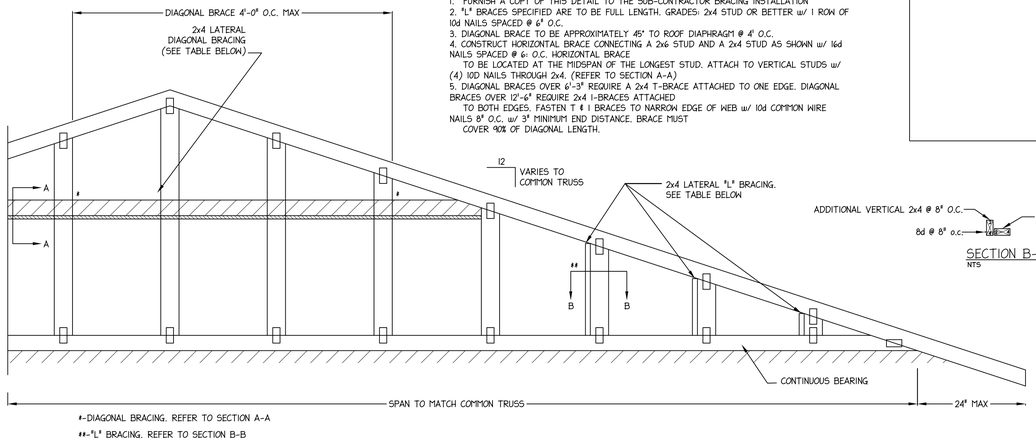
GTM Project No.	22.0663
Checked By	GTM
Drawn By	DER
Scale	AS NOTED

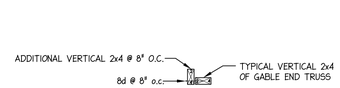
Sheet Title
GARAGE PLANS

Sheet No.
A700

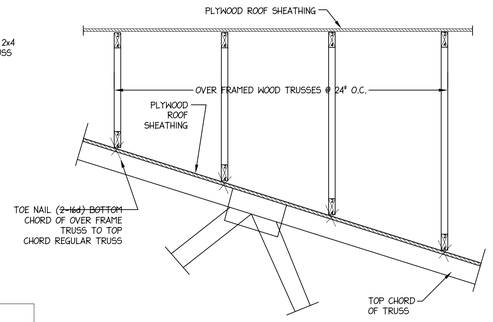
FILE NAME:

NOTE:
1. FURNISH A COPY OF THIS DETAIL TO THE SUB-CONTRACTOR BRACING INSTALLATION
2. "L" BRACES SPECIFIED ARE TO BE FULL LENGTH. GRADES: 2x4 STUD OR BETTER w/ 1 ROW OF 10d NAILS SPACED @ 6" O.C.
3. DIAGONAL BRACE TO BE APPROXIMATELY 45° TO ROOF DIAPHRAGM @ 4' O.C.
4. CONSTRUCT HORIZONTAL BRACE CONNECTING A 2x6 STUD AND A 2x4 STUD AS SHOWN w/ 16d NAILS SPACED @ 6" O.C. HORIZONTAL BRACE TO BE LOCATED AT THE MIDSPAN OF THE LONGEST STUD. ATTACH TO VERTICAL STUDS w/ (4) 10D NAILS THROUGH 2x4. (REFER TO SECTION A-A)
5. DIAGONAL BRACES OVER 6'-3" REQUIRE A 2x4 T-BRACE ATTACHED TO ONE EDGE. DIAGONAL BRACES OVER 12'-6" REQUIRE 2x4 I-BRACES ATTACHED TO BOTH EDGES. FASTEN T & I BRACES TO NARROW EDGE OF WEB w/ 10d COMMON WIRE NAILS 8" O.C. w/ 3" MINIMUM END DISTANCE. BRACE MUST COVER 90% OF DIAGONAL LENGTH.

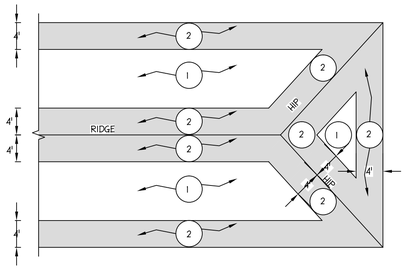




SECTION B-B
NTS



OVERFRAMING (TRUSSES) DETAIL
NTS



NAIL SPACING SCHEDULE

ZONE	1		2	
	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)
PANEL EDGE	6" O.C.	4" O.C.	6" O.C.	6" O.C.
PANEL INTERIOR	12" O.C.	6" O.C.	12" O.C.	6" O.C.

NOTE: USE 8d RING SHANK NAILS

PARTIAL ROOF (PLAN VIEW) SHOWING SHEATHING/FASTENING DETAIL

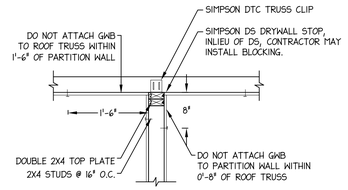
LATERAL BRACING NAILING SCHEDULE

VERTICAL HEIGHT	NUMBER OF NAILS
UP-TO 6'-11"	2-16d
7'-0" & 8'-5"	3-16d
8'-6" & OVER	4-16d

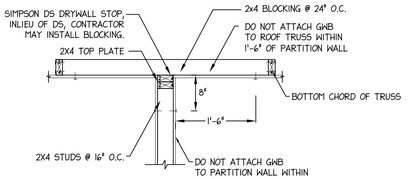
MAXIMUM VERTICAL STUD HEIGHT

SPACING OF VERTICALS	W/O LATERAL BRACE	WITH "L" BRACE	WITH DIAGONAL BRACE	WITH 2 DIAGONAL BRACES AT ¼ POINTS
12" o.c.	4'-9-3/4"	7'-10"	9'-7-1/2"	14'-5-1/4"
16" o.c.	4'-4-1/2"	6'-9-3/4"	8'-8-3/4"	13'-1-1/4"
24" o.c.	3'-9-1/2"	5'-6-1/2"	7'-7-1/4"	11'-4-3/4"

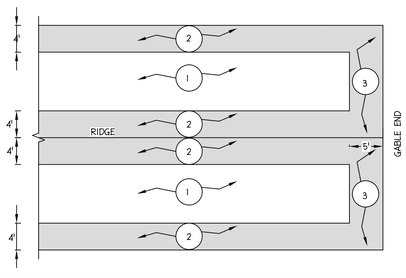
THIS TABLE CANNOT BE USED WITH BRICK VENEER



PERPENDICULAR PARTITION DETAIL (TYP)
NTS



PARALLEL PARTITION DETAIL (TYP)
NTS

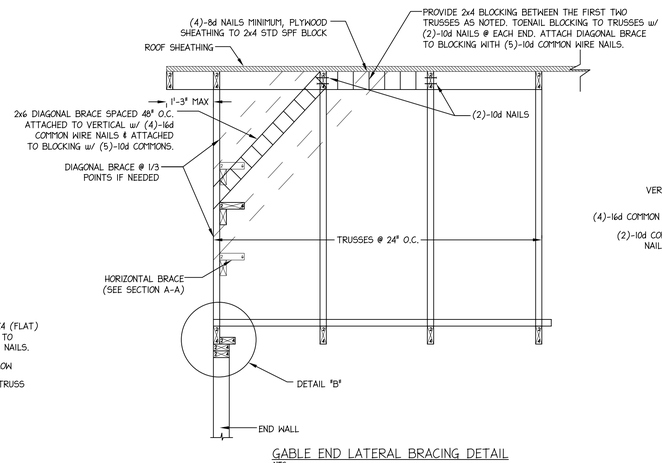


NAIL SPACING SCHEDULE

ZONE	1		2		3	
	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)	<110 MPH (3SEC GUST)	≥110 MPH (3SEC GUST)
PANEL EDGE	6" O.C.	4" O.C.	6" O.C.	6" O.C.	6" O.C.	4" O.C.
PANEL INTERIOR	12" O.C.	6" O.C.	12" O.C.	6" O.C.	6" O.C.	6" O.C.

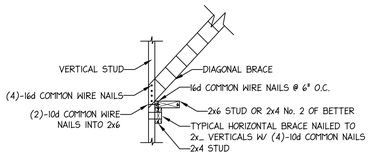
NOTE: USE 8d RING SHANK NAILS

PARTIAL ROOF (PLAN VIEW) SHOWING SHEATHING/FASTENING DETAIL



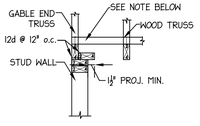
MAXIMUM WIND SPEED = 100 MPH
MAX MEAN ROOF HEIGHT = 30'-0"
CATEGORY II BUILDING
EXPOSURE B or C
ASCE 7-98
DURATION OF LOAD INCREASE: 1.60

GABLE END LATERAL BRACING DETAIL
NTS

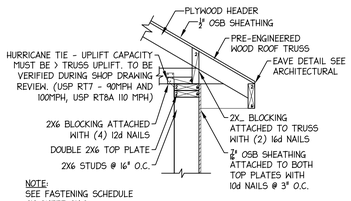


SECTION A-A
NTS

NOTE:
BOTTOM CHORD HORIZONTAL BRACING, 2X4 (FLAT) ATTACHED TO 4 TRUSS @ 3'-0" o.c. NAIL TO TOP OF EACH BOTTOM CHORD WITH 2-16d NAILS.

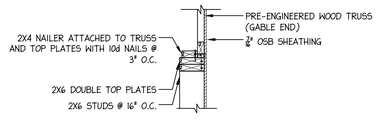


DETAIL "B"
NTS



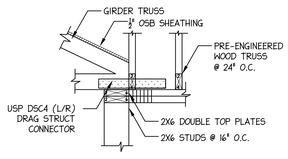
NOTE:
SEE FASTENING SCHEDULE ON SHEET SN.2

1 / S014 SECTION 3/4" PER FOOT

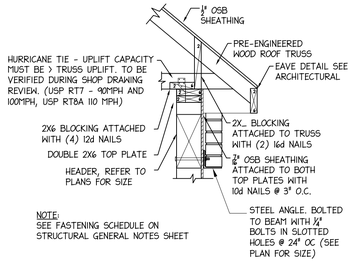


NOTE:
SEE FASTENING SCHEDULE ON SHEET SN.2

2 / S014 SECTION 3/4" PER FOOT



3 / S014 SECTION 3/4" PER FOOT



NOTE:
SEE FASTENING SCHEDULE ON STRUCTURAL GENERAL NOTES SHEET

4 / S014 SECTION 3/4" PER FOOT

STRUCTURAL ENGINEERING UNLIMITED, LLC
341 W. PATRICK STREET
FREDERICK, MD 21701
240-815-6760
301-748-2769

4815 CUMBERLAND AVENUE
CHEVY CHASE, MD 20815

GTM ARCHITECTS
ARCHITECT

CONTRACTOR:

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 24518
EXPIRATION DATE: 04-21-2023

Juan Utrera
Digitally signed by Juan Utrera
DN: E=jutrera@se-u.com, CN=Juan Utrera, OU=President, O="Structural Engineering Unlimited, LLC", L=Frederick, S=Maryland, C=US
Date: 2023.01.25 16:16:12-05'00'

STATE OF MARYLAND · JUAN JOSE MORALES-UTRERA · 24518 · PROFESSIONAL ENGINEER
01/25/2023

SCALE: AS NOTED
DRAWN BY: AA CHECKED BY: JMU

ISSUE:	DATE:
ISSUED FOR PERMITS	01-25-2023

REVISION:

1		
2		
3		
4		
5		
6		
7		
8		

STRUCTURAL DETAILS & NOTES

S014

1/25/2023 -- 3:45:13 PM

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January 11, 2024

Mr. Matthew Trollinger
trollingersomerset@gmail.com
Town of Somerset, Maryland
4510 Cumberland Avenue
Chevy Chase, Maryland 20815

Re: 4815 Cumberland Ave
Stormwater Management Third Review

Mr. Trollinger:

BayLand Consultants & Designers, Inc. (BayLand) has completed our third stormwater management review of the permit plans for the proposed stormwater management for the single lot residential development of 4815 Cumberland Ave Chevy Chase Maryland 20815 as transmitted via email to us from the applicant on January 8th, 2024. We do not have any additional comments and the applicant has successfully met the requirements of the Town Code for management of stormwater. We recommend presenting the building permit application to the Town Council for approval pending Montgomery County Department of Permitting Services' (DPS) approval. If you have questions or concerns, please do not hesitate to contact me at (410) 694-9401 or cstepp@baylandinc.com.

Sincerely,

Christopher Stepp, P.E.
Practice Leader

P:\8_44701_Town of Somerset SW Drainage Plan Review\01 SW Plan Review Services\4815 Cumberland Ave\2024-01-08 Submittal 3\2024-01-11_4815 Cumberland Ave SW Approval.docx

Feather & Assoc.

Tolbert V. Feather, Ph.D.
Advisors for: Landscape Development
Landscape Management, Plant Pest Management

Town of Somerset
4510 Cumberland Avenue
Chevy Chase, MD 20815

December 21, 2023

Tree Removal Permit – 4815 Cumberland Avenue

The trees requested for removal, and the reason for removal are given below. Photos and a plan are attached. Sizes in diameter at 4.5' above ground level.

Tree 2 – Flowering Cherry 14" - in the footprint of the proposed driveway
Tree 5 – Boxelder 12"- in the footprint or the proposed driveway.
Tree 6 – Tulip Poplar 30" – hazardous, unstable, large girdling root at the base.
Tree 12 – Red Maple 27" – hazardous, hollow trunk.
Tree 15 – Ash 10" – in the footprint of the bioretention structure.
Tree 16 – Ash 10" – in decline, in the footprint of the garage.
Tree 17 – Holly 7" – in decline in the footprint of the garage.

The following trees are proposed as a reforestation plan.

4 canopy trees (red maple, sugar maple, black gum, oaks), two ornamental trees (flowering cherry, dogwood, redbud), and 1 evergreen tree (holly, white pine, spruce).

Bonding requirements:
7 trees removed x $500.00 = $3,500.00

.

Tolbert V. Feather

7826 Spout Spring Rd., Frederick, MD 21702, tfeather@xecu.net, 240 271 6749, Fax (301) 662-9315
MD Tree Expert License#880, ISA Certification #PD-0715, MD Pesticide Applicator#2070-5937

Town of Somerset
Tree Inventory and Request for Removal
4815 Cumberland Avenue

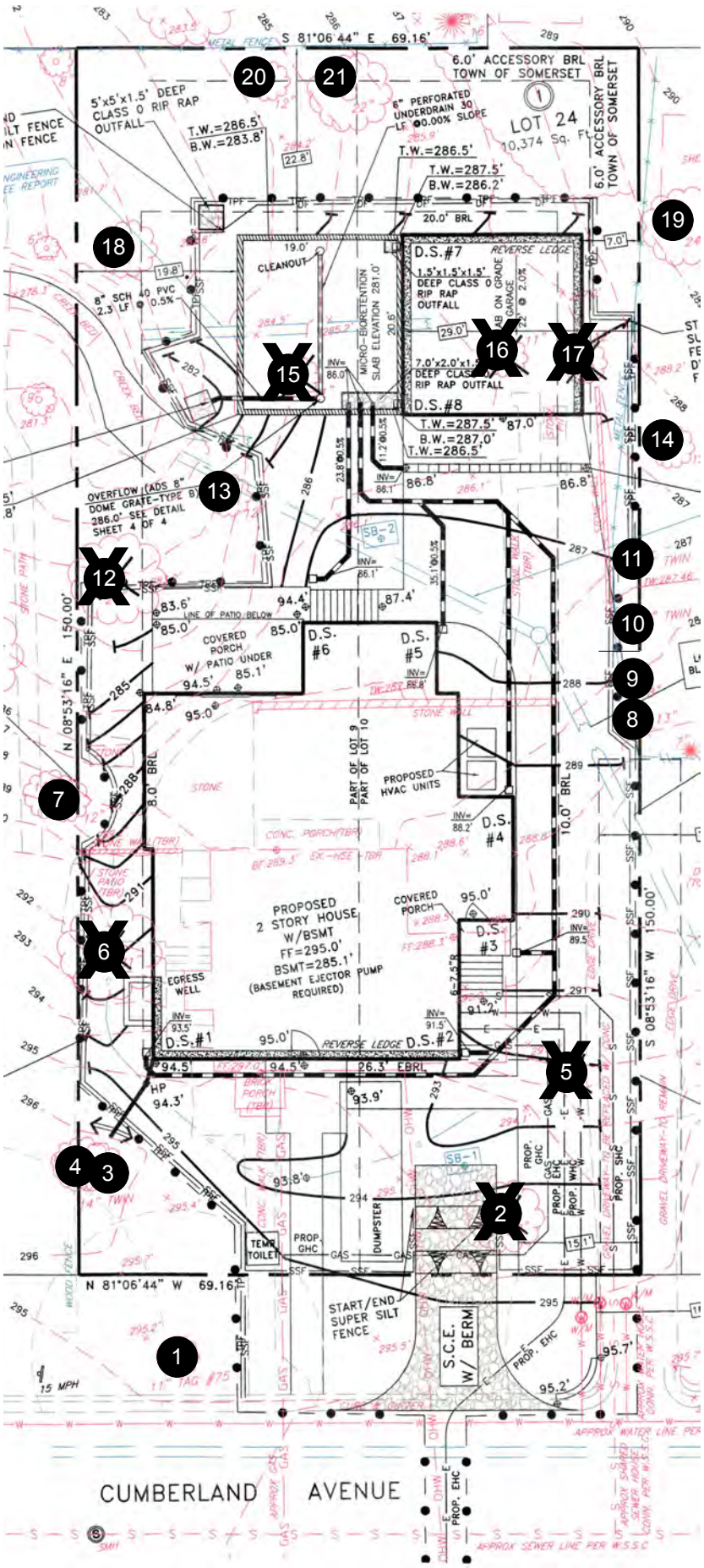
Feather and Associates
December 21, 2023
Scale 1" = 20'

Tree Inventory, size, conditions for street trees and trees 4" and over in diameter

Item	Tree	dbh "	Condition	Comments
1	Willow Oak	11		street tree
2	Flowering Cherry	14		Request Removal
3	Hickory	17		
4	Ash	19		shared with neighbor
5	Boxelder	12		Request Removal
6	Tulip Poplar	30	poor	Request Removal
7	Leyland Cypress	12		neighbor's tree
8	Cryptomeria	13		
9	Hemlock	10		
10	Hemlock	13		
11	Hemlock	11		
12	Red Maple	27	poor	Request Removal
13	Horsechestnut	10		
14	Carpinus	12		neighbor's tree
15	Ash	10	poor	Request Removal
16	Ash	10	poor	Request Removal
17	Holly	7	poor	Request Removal
18	Ash	17		
19	Boxelder	24		neighbor's tree
20	Unidentified	12	poor	broken top
21	Elm	21		

dbh - diameter at 4.5' above ground

Trees requested for removal



Tree 2 Flowering Cherry

Tree 5 Boxelder

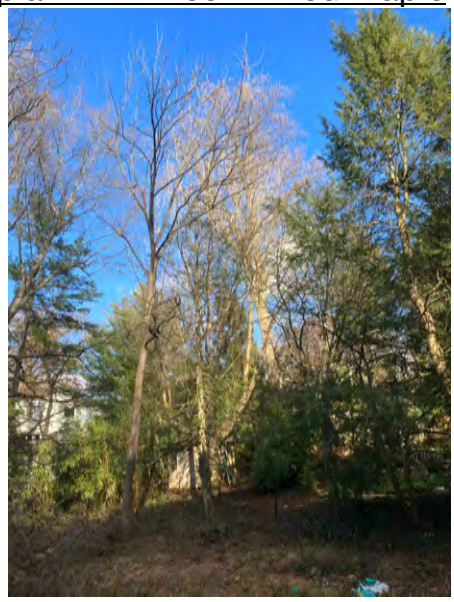
Tree 6 Tulip Poplar

Tree 6 Gridling Root Tulip Poplar

Tree 12 Red Maple

Tree 12 Hollow trunk

Tree 15 Ash



Trees 16,17 Ash, Holly

Feather & Assoc.

Tolbert V. Feather, Ph.D.
Advisors for: Landscape Development
Landscape Management, Plant Pest Management

Tree Protection Plan
Town of Somerset
4815 Cumberland Avenue

December 29, 2023
Revised 1-12-24
1-26-24

Attached is a map of the tree protection plan for the residence at 4815 Cumberland Avenue.
On the condition that the Owner complies with the tree protection plan, The Town of Somerset may issue the building permit.

Tree protection shall include:

1. Tree protection fencing shall be installed in the locations shown on the plan. Tree protection fencing shall delineate the tree protection zones. Tree protection fencing shall be 4' tall, continuous, easily visible, and supported with 4"x4" hardwood stakes or steel poles. The fencing shall be clearly and obviously marked with signs in English and Spanish as tree protection zones.

2. The Owner/Contractor shall inform all on-site workers that the tree protection zones shall not be entered. Neither materials nor equipment shall be stored within the tree protection zones. No grading shall be done within the tree protection zones. The grading outside the tree protection zones shall not be changed to divert and collect water within tree protection zones.

3. Before the silt fence and tree protection fence are installed, evaluate the field layout of the driveway to allow for more tree protection space.

4. Properly elevate, remove lower branches, on Cryptomeria and 3 Hemlock trees on the east property line to install the driveway.

5. The Town of Somerset office shall be notified if any change in the construction plans would impact the protected trees.

6. If excavation (outside of the tree protection zone) exposes roots on protected trees, the damaged roots shall be cleanly cut before backfilling the excavation.

7. The Owner/Contractor shall maintain the fencing until the house and hardscape construction is completed. The fencing may be removed for the preparation and installation of new landscaping.

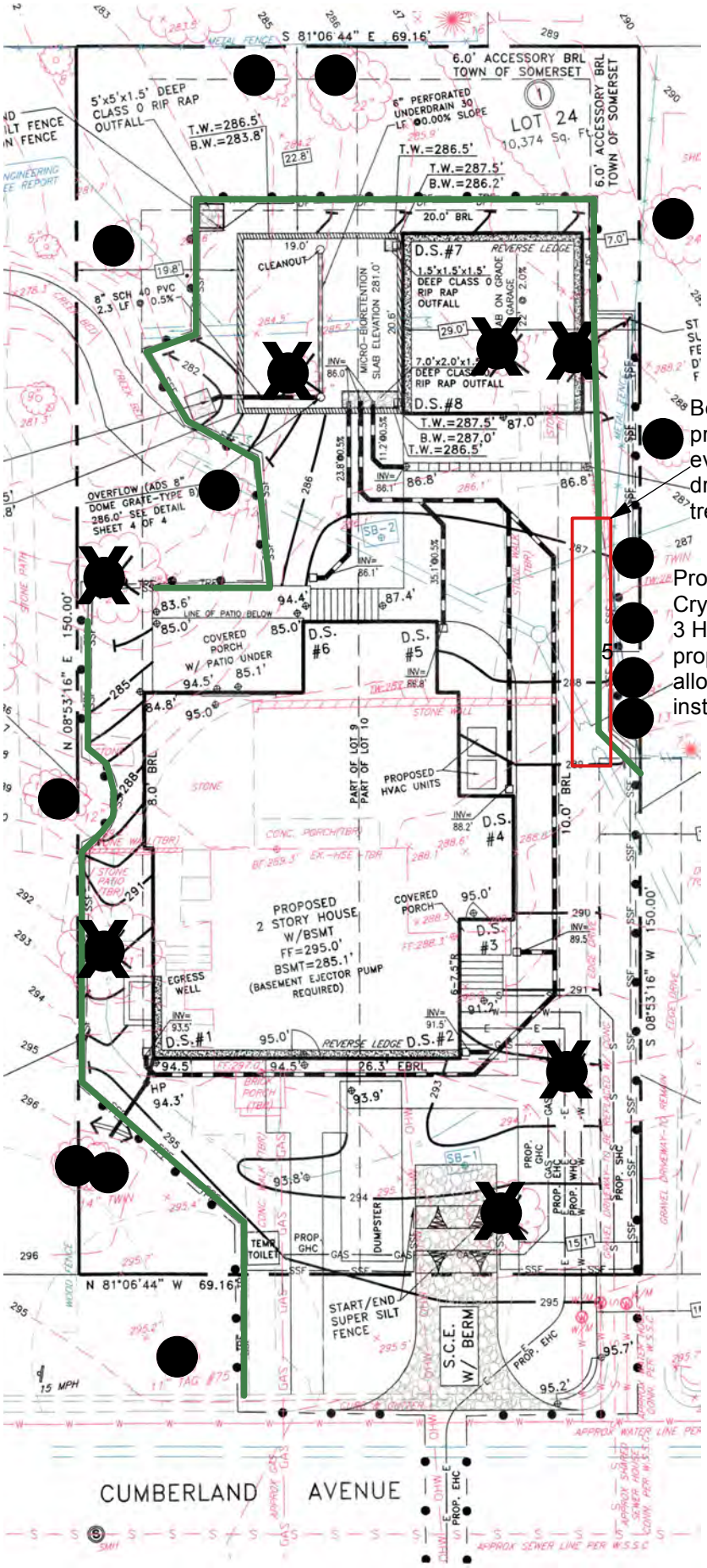
7826 Spout Spring Rd., Frederick, MD 21702, tfeather@xecu.net, 240 271 6749, Fax (301) 662-9315
MD Tree Expert License#880, ISA Certification #PD-0715, MD Pesticide Applicator#2070-5937

Town of Somerset
Tree Protection Plan
4815 Cumberland Avenue

Tree Protection Fencing

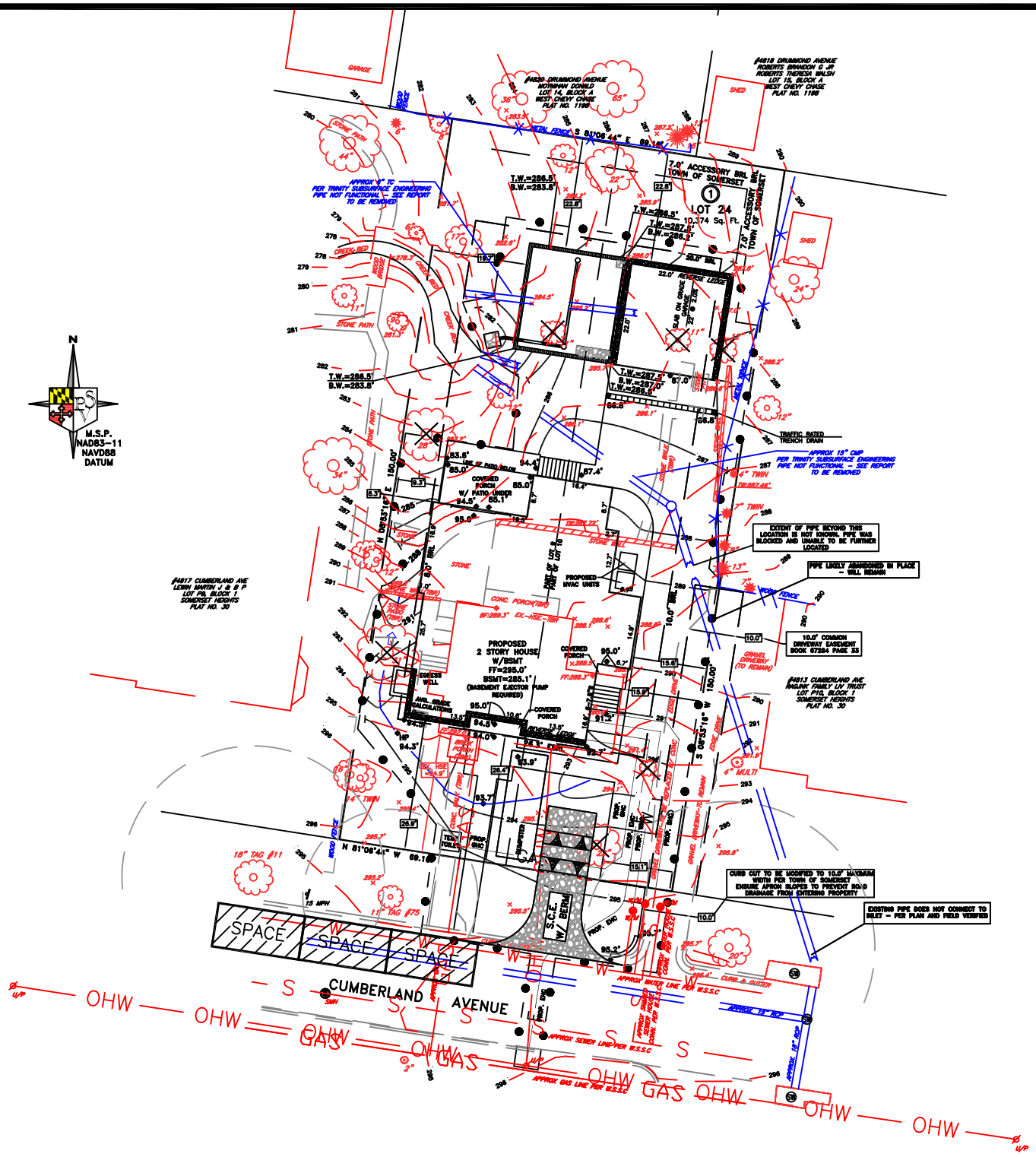
Trees requested for removal

Feather and Associates
December 29, 2023
revised 1-12-24
Scale 1" = 20'



Before silt fence and tree protection fence are installed, evaluate field layout of driveway to allow for more tree protection space.

Properly elevate Cryptomeria and 3 Hemlocks on property side to allow for driveway installation



JOB No. 22-180	POTOMAC VALLEY SURVEYS 20010 FISHER AVENUE, SUITE F POOLESVILLE, MARYLAND 1-888-349-5090	PARKING PLAN 4815 CUMBERLAND AVENUE SOMERSET HEIGHTS LOT 24 BLOCK 1 PLAT No. 26032 TOWN OF SOMERSET MONTGOMERY COUNTY, MARYLAND
DATE: 02-01-24		
DRAWN BY: SG		
SCALE: 1"=30'		

TOWN OF
SOMERSET

4510 Cumberland Avenue
Chevy Chase, MD 20815
(301) 657-3211
Town@townofsomerset.com

Jeffrey Z. Slavin
Mayor

Matthew Trollinger
Town Manager

12/14/2023

Dear Resident,

This letter is to inform you that David Kelly, the property owner at 4815 Cumberland Ave., has filed a permit application with the Town of Somerset. The applicant is proposing the demolition of the existing house and the construction of a new house and detached garage on the property.

The plans are currently under review by the town staff and technical contractors, but no variances are requested as part of the application. Thus, the applicant is asserting that the proposed plans conform with the Town's Building requirements, Sec. 112-14 of the Town Code. Pending review and confirmation from the Town staff, the application will be presented to the Council for consideration at the January 8, 2024 Council meeting.

The Council meeting is scheduled for Monday, January 8, 2024 at 7:00 p.m. both in person at the Somerset Town Hall and via Zoom. All residents are invited to attend, and you will have the opportunity to make comments at the hearing. Log-in information can be found below:

https://us02web.zoom.us/j/86091939743?pwd=TVpNMkk1azROb1l6eTJpSFRtVnJUZz09

Meeting ID: 860 9193 9743

Passcode: 491819

Dial by your location

- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)

The Town Hall is located at 4510 Cumberland Ave., Chevy Chase, MD 20815.

Comments can also be submitted to the Town Manager, to be entered into the record, by emailing manager@townofsomerset.com with the Email Subject Line, "4815 Cumberland Building Permit Comment" no later than 4:30 p.m. on Monday, January 8, 2024.

A copy of the proposed site plan and elevation drawings are included for your review. Electronic copies of the submitted plans can be requested from the Somerset Town Hall at the email above, or by calling the Somerset Town Hall at 301-657-3211.

Thank you,

Matt Trollinger, Town Manager
Town of Somerset
manager@townofsomerset.com
301-657-3211

CC: Mayor Jeffrey Slavin
Somerset Town Council
Council President Stephen Surko
Councilmember Robin Barr
Councilmember Debbie Heller
Councilmember Kabir Kumar
Councilmember Shannon Rovak
4813, 4816, 4817, 4818, 4820 Cumberland Ave.

1/26/2023

Dear Resident,

This letter is to inform you that David Kelly, the property owner at 4815 Cumberland Ave., completed and filed a permit application with the Town of Somerset on January 5, 2024. The applicant is proposing the demolition of the existing house and the construction of a new house and detached garage on the property.

The plans have been reviewed by the town staff and technical contractors, and no variances are requested as part of the application. Thus, the applicant is asserting that the proposed plans conform with the Town's Building requirements, Sec. 112-14 of the Town Code. The application will be presented to the Council for consideration at the February 5, 2024 Council meeting.

The Council meeting is scheduled for Monday, February 5, 2024 at 7:00 p.m. both in person and via Zoom. All residents are invited to attend, and you will have the opportunity to make comments at the hearing. Log-in information can be found below:

https://us02web.zoom.us/j/86091939743?pwd=TVpNMkk1azROb1l6eTJpSFRtVnJUZz09

Meeting ID: 860 9193 9743

Passcode: 491819

Dial by your location

• +1 301 715 8592 US (Washington DC)

• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

Alternatively, comments can be submitted to the Town Manager, to be entered int the record, by emailing manager@townofsomerset.com with the Email Subject Line, "4815 Cumberland Building Permit Comment" no later than 4:30 p.m. on Monday, February 5, 2024.

A copy of the proposed site plan, including stormwater management, and elevation drawings are included for your review. Electronic copies of the submitted plans can be requested from the Somerset Town Hall at the email above, or by calling the Somerset Town Hall at 301-657-3211.

Thank you,

Matt Trollinger, Town Manager
Town of Somerset
manager@townofsomerset.com
301-657-3211

CC: 4813, 4816, 4817, 4818, 4820 Cumberland

Town of Somerset Permit and Waiver Application

If your home is in the Historic District, please refer to the Historic District instructions in addition to completing applicable permit below.

Street address for which permit applies: 4815 Cumberland Ave, February 7, 2023 Date

Applicant Information:

Name: David Kelly Phone 240.460.5947 cell

Address: 4620 Drummond Ave Cell Phone:

City, State and Zip: Chevy Chase MD Email: dskelly6@comcast.net

Property Owner Information or Co-Owner Information (if other than applicant)

Name: SAME AS ABOVE Phone:

Address: Cell Phone:

City State and Zip: Email:

Contractor Information:

Name: Kelly Co Phone 240 460 5947 cell

Address: 4620 Drummond Ave Cell Phone:

City, State and Zip: Ch. Ch. MD Email dskelly6@comcast.net

Contractor License Number:

Maryland Home Improvement (for additions) BC 228864

Montgomery County Office of Consumer Protection (for new homes) BC. 227028

For Building Permits Only:

Legal description (lot and block) Lot 99 Block 1

Date of subdivision plat recordation of lot: Pending

Disclaimer:

The Town of Somerset makes no warranties or representations as to the currency or accuracy of the content on this site or any other site to which reference is made herein by linking or otherwise. The Town of Somerset assumes no liability or responsibility for any errors or omissions in the content or operation of this or other sites referenced herein. Information on this website may be changed, deleted, added to, or otherwise modified or amended without notice. Your use of and browsing in this site, and any other site to which you may be linked or directed by this site, is at your own risk.

Town documents, including but not limited to the Town of Somerset Charter and Code, appearing on this site may not be the current official version adopted or maintained by the Town. The current official version of all Town documents, including the Town Charter and Code, are available for inspection at the Town Hall and should be consulted prior to any action being taken.

For further information regarding the official version of any Town document, please contact the Town directly at:

4510 Cumberland Avenue Chevy Chase, MD 20815 301-657-3211

town@townofsomerset.com

Property in Somerset's Historic District

If your property is in the Somerset Historic District, please visit the website for Montgomery County's Historic Preservation Commission at http://www.montgomeryplanning.org/historic/instructions/historic_area_work_permits.shtm and become familiar with the process. Town of Somerset strongly suggests that you set up a pre-permit meeting with the Town of Somerset before beginning the permit process with HPC and the County in order to avoid the possibility of having to return to them to apply for a revision. There may be a fee charged for this meeting. Contact the Town Manager to arrange such a meeting. Following your pre-permit meeting with Somerset, take your plans to the County Historic Preservation Office for further instructions. Once you are in their system, they will send your plans to the Local Advisory Panel (LAP). In Somerset, members of the town's council are acting as the LAP. As such, council members will not be making a decision on the building permit. Once the Historic Commission approves the plans and issues the Historic Area Work Permit, they will forward the plans to the Montgomery County permitting office for their permit approval. Once you have both of the county permits, you apply for a Town of Somerset permit and put yourself on the schedule for a Town Council meeting where a decision will be made.

Please ensure that you submit a complete application; incomplete applications will not be reviewed. Refer to the Permit Instruction Sheets for details on how to apply for your particular permit(s). In addition, it is strongly suggested that you consult with the Town Manager about the need for a pre-construction meeting.

Please check the appropriate boxes to indicate the permit(s) for which you are applying. See the Fee Schedule for associated fees and deposits.

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☒	Install or replace exterior components for HVAC systems. HVAC Permit Instructions 2 condensing units	Yes for Replacement. No if part of bldg permit	Yes*	Yes	Yes	Council (Mayor can approve in an emergency for eventual council approval)
☒	Building Permit (new homes, additions, porch, stoop, garage, accessory bldg.) Building Permit Instructions	Yes	Yes	Yes	Yes	Council
☒	Curb Cut, Driveway Apron, Sidewalk Right-of-Way curb cut, driveway apron and curb cut instructions	Yes	Yes*	Yes	No	Mayor**
☒	Demolition Demolition Permit Instructions	Yes	Yes*	Yes	Yes	Council
☒	Dumpster or Portable Storage Units Dumpster or Portable Storage Unit Permit Instructions	Yes	Yes*	No	No	Mayor**
☐	Fences Fence Permit Instructions	Yes	No	Yes Inside and outside of Somerset	Yes if new; No if replace-ment in kind.	Mayor**
☐	Walls: Permits required for walls more than 12" high Wall Permit Instructions	Yes	Yes	Yes* Inside and outside of Somerset	Yes if wall is more than 30" high	Mayor**

Check Box	Town of Somerset Permit	Town Fee	Town Deposit	Neighbor Review Sheet	County Permit	Council or Mayor Approval
☐	Generator Generator Permit Instructions	Yes	Yes*	Yes	Yes	Council
☒	Tree Removal Tree Removal Instructions	No	Depends* on number of trees and whether or not there is a reforestation plan.	Yes Inside and outside of Somerset	No	Mayor for 1-2 trees; Council for 3 or more trees;
☐	Waivers Waiver Instructions	Yes	N/A	Town notifies neighbors	Possibly	Council
☐	Application to extend permit	Yes	No	No	Possibly	Depends on type of permit

* If you are applying for a building permit and these items are part of the project, the cumulative deposit will not exceed $2,000, with the exception of the Tree Reforestation deposit.

**Any item approved by the mayor that is also part of a building project will also require council approval.

Description of work to be done:

Demolish existing structure and Replace with New Home

Anticipated date for work to commence: SPRING 2023

Anticipated date for completion: DECEMBER 2023

I certify that I am the owner(s) of the property for which I am applying for a permit, that the application is correct and that construction will comply with the plans submitted. I acknowledge this to be a condition of the issuance of this permit.

Owner Signature _____ Date 2/7/23

Printed Name David Kelly

Co-Owner Signature _____ Date _____

Printed Name _____

Co-Owner Signature _____ Date _____

Printed Name _____

NEIGHBOR SIGNATURE SHEET

Note to neighbors: Please be aware that your signature on this document does not signify concurrence. It only confirms that you have seen the respective plans. You are welcome to comment on the plans by writing the Mayor or by attending the Council meeting on (applicant to fill in date)_____ when the Council will consider these plans.

Street address of project site: 4815 Cumberland Ave

For the neighbor: Please check the box below for the plans that you have seen:

☐ Tree removal (include residents inside and outside of Somerset where applicable);

☐ External HVAC components, new location or replacement;

☐ New Construction (additions and new homes); Review drainage and storm water management plans as well as parking plan if applicable;

☐ New curb cut or driveway apron and sidewalk;

☐ Demolition

☐ Location of Dumpster or Portable Storage Device;

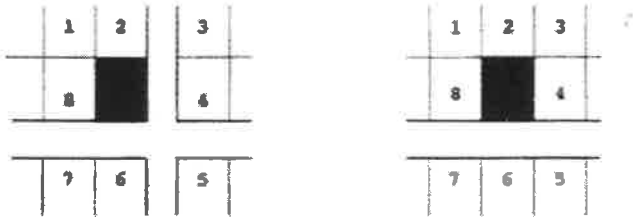
☐ Fence: new, relocated or replaced (includes residents inside and outside of Somerset where applicable);

☐ Walls (includes residents inside and outside of Somerset where applicable);

☐ Generator

Applicant: Using the following map as a key, list the names and addresses of the neighbors who adjoin or confront the property where project is to take place. "Adjoining or confronting" is defined as land that touches the boundary line of another property on at least one point, or which would do so except for an intervening road, street or right-of-way. Then ask neighbor to sign in the appropriate box.

☐ Corner Site ☐ Mid-block Site



	Printed Name	Address	Signature	Date
1	David J. Brown	4814 Cumberland Ave Chevy Chase, MD 20815	David J Brown	02/22/23
2	Printed Name	Address	Signature	Date
3	Printed Name	Address	Signature	Date

	Printed Name	Address	Signature	Date
4	Russell Green	4813 Cumberland		2-11-23
5	Mary Stuart McCamy	4818 Cumberland		2/17/23
6	Phyllis Wiesenfelder	4812 Cumberland		2/17/23
7	~~MARTY~~ LEWIN	4817 Cumberland	TRIED ON MULTIBLE OCCASIONS TO REACH OUT TO HIM???	~~2/17~~
8	Printed Name	Address	Signature	Date

Applicant:

I certify that I have shown all the required neighbors the identical full-size plans (unless the cost of proposed work is less than $25,000 in which case smaller plans can be used) that I have filed or will file with the Town of Somerset and, if applicable, Montgomery County Maryland. I further certify that I have notified the same neighbors of the anticipated date (noted above) that the Town Council, if applicable, will consider my permit application.

APPLICANT SIGNATURE _____ DATE 3.2.23

PRINTED NAME David Kelly

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

Town Manager
Somerset
Email To: clerk@townofsomerset.com

The Department of Permitting Services (DPS) is pleased to keep you informed of the applications submitted to DPS for permits, and certificates in your jurisdiction. Review the information below and if you have questions or need additional information, call us at 240 777-6210 or visit our web site at http://permittingservices.montgomerycountymd.gov.

Listing of Permits Applied on 2/7/2023

Add Date/Time	Type	Permit#	Location
02/07/2023	BUILDING RESIDENTIAL PEI	1020946	4815 CUMBERLAND AVE CHEVY CHASE, MD 20815
02/07/2023	DEMOLITION OR MOVE PER	1020956	4815 CUMBERLAND AVE CHEVY CHASE, MD 20815

Sincerely,

Director, Department of Permitting Services

Town of Somerset

Resolution Establishing 2024 Pool Rules

Resolution No.:1-24-2
Introduced: 1/8/2024
Adopted:
Effective Date:

RESOLUTION ESTABLISHING TOWN POOL RULES

WHEREAS, the Town of Somerset recognizes the importance of maintaining a safe and enjoyable environment for all residents and visitors utilizing the Town Pool; and

WHEREAS, the Pool Committee has diligently reviewed and considered the current state of pool operations and has provided recommendations for the establishment of pool rules to enhance safety, order, and overall satisfaction for the upcoming year;

NOW, THEREFORE BE IT RESOLVED by the Town of Somerset Council that the attached Pool Rules are hereby established for the year 2024; and

BE IT FURTHER RESOLVED that the Town staff is authorized to post these pool rules at the pool facility and on the Town's official website. The Pool Committee shall review and update these rules as necessary, with any changes subject to approval by the Town Council.

This resolution shall take effect immediately upon adoption.

ADOPTED by the Council of the Town of Somerset on this __ day of _____ 2024.

ATTEST:

TOWN OF SOMERSET

_____

Matt Trollinger, Manager/Clerk-Treasurer

Town of Somerset

Approved:

_____

Stephen Surko, President

Town Council

_____ Date: _____

Jeffrey Slavin, Mayor

Town of Somerset

Manager Report

February 2024

I am creating an abbreviated report for this month, and will do a more comprehensive report at the next meeting.

Major Updates:

- **LED Streetlight** – Pepco has been delayed in their delivery of the next batch of lights. They estimate that they will begin at the beginning of March with Phase 2 now. (Previously they had estimated the end of January).
- **Solar Panel Installations** – The Environment Committee is interested in the addition of solar panels at the Town Pool. Originally, we had budgeted for that work this fiscal year. The installation at the Town Hall took place this year. A budget amendment would be needed to try and complete the Town Pool construction. The Council might consider waiting and deliberating during the budget process.
- **Stormwater Evaluations** – Scheduled to begin the week of February 12. Notice will be sent this week to neighbors.
- **Youth Council**: The Youth Council had its first meeting on January 29. Six of the eight members were present as were the Mayor, Council President, and Deputy Town Manager. The first meeting went well. Of note, they are interested in pursuing the Pool Committee's Teen Night proposal.
- **Pool Construction:** Ongoing. Due to the snow and melting snow, the ground at the site has been saturated with water which has delayed construction, as reported in a previous Town Announcement. I estimate that we have lost a month of progress, unfortunately, but we will do everything that we can to support the pool opening as early as possible.

In Progress:

- **Dot-gov**: We are in the process of completing the application for Dot-gov verification, and should have that completed this spring.
- **Permit & Other Software**: I have been meeting with several companies about providing software to improve the efficiency and organization of building permits. Several companies also offer modules for recreation (tennis, pool, town hall rentals), public works improvements, search function improvements, and budgeting enhancements.
- **Security**: The staff is looking into more information on security measures that the Town can consider either in conjunction with, or instead of the current off-duty police officers.
- **Sidewalk Improvements**: We are scheduling regular sidewalk improvements, which we have done every spring to address major tripping hazards. We will plan for improvements to take place this spring.