EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4709 Dorset Avenue, Chevy Chase	**Meeting Date:**	3/27/2019
Resource:	Primary (Pre-1915) Resource (**Somerset Historic District**)	**Report Date:**	3/20/2019
		Public Notice:	3/13/2019
Applicant:	Michael Gottlieb (**Lisa Walsh, Agent**)	**Tax Credit:**	No
Review:	HAWP	**Staff:**	Michael Kyne
Case Number:	35/36-19B		
PROPOSAL:	Solar panel installation		

STAFF RECOMMENDATION:

☑ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset Historic District
STYLE: Colonial Revival/Queen Anne
DATE: c. 1900

PROPOSAL:

The applicant proposes to install 10 solar panels on the rear facing roof of an existing rear addition and 31 solar panels on the roof of the new garage in the rear/right (northeast) corner of the subject property. The construction of both the addition and garage were approved by the Commission at the March 14, 2018 HPC meeting.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

(1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
(2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2* and *9*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to

submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.

[redacted]

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Lisa@Solarsaves.net Contact Person: Lisa Walsh
Daytime Phone No.: 443·253·6941

Tax Account No.: 00536558

Name of Property Owner: Michael Gottlieb Daytime Phone No.: 410·923·6096

Address: _____
Street Number City State Zip Code

Contractor: Solar Energy Services Inc. Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4709 Street: Dorset

Town/City: Chevy Chase Nearest Cross Street: Warwick Place

Lot: 8 Block: 3 Subdivision: Somerset Heights

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☒ Extend ☐ Alter/Renovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Move ☒ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☒ Other: Solar Panels

1B. Construction cost estimate: $ 40,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENDED/ADDITIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[signature]
Signature of owner or authorized agent

2·25·19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

8672 96

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. **WRITTEN DESCRIPTION OF PROJECT**

   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   Existing 2 story home. We would like to install 211- black solar panels, with all-black racking on the side + back roof areas.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

   The solar panels will only add 5"-6" to the roof plane and be all-black for low profile. They are not on the front of the house, but side areas may be visible from certain sightlines.

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

   a. ***Schematic construction plans***, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

   For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
	LISA WALSH - SOLAR ENERGY SERVICES 1514 Jabez Run #103 MILLERSVILLE MD 21108

Adjacent and confronting Property Owners mailing addresses

MALINI JADEJA 4702 DORSET AVE CHEVY CHASE, MD 20815	KEITH WHITE & MAURA MAHONEY 4705 DORSET AVE CHEVY CHASE, MD 20815
LUCILE FREEMAN 4708 DORSET AVE CHEVY CHASE, MD 20815	DEBORAH GOODINGS & BRUCE SUARTZ 4716 DORSET AVE CHEVY CHASE, MD 20815
NARDEMAN NICK 4719 DORSET AVE CHEVY CHASE, MD 20815	GEORGE & DONNA HARMAN 4719 DORSET AVE CHEVY CHASE MD 20815
NICHOLAS FOX & DEBORAH BERGER-FOX 4712 CUMBERLAND AVE CHEVY CHASE MD 20815	PEARSON SUNDERLAND III 4718 CUMBERLAND AVE CHEVY CHASE MD 20815

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	**Owner's Agent's** mailing address
Adjacent and confronting Property Owners mailing addresses	
DAVID STERN & TRACEY HUGHES 5806 WARWICK PL CHEVY CHASE MD 20815	

GENERAL NOTES

1. BOUNDARY INFORMATION AND TWO-FOOT CONTOUR DATA ARE BASED UPON SURVEYS PERFORMED BY CAS ENGINEERING, DATED DECEMBER, 2017.
2. TOTAL LOT AREA: LOT 8 = 19,712.8 SQ. FT. (0.452 ACRES)
3. PROPERTY IS LOCATED ON TAX MAP HN22 AND WSSC 200' SHEET 208 NW 05.
4. PROPERTY IS LOCATED ON MONTGOMERY COUNTY SOILS SURVEY MAP No. 27 SOIL TYPE(S): 2UC. GLENELG-URBAN LAND COMPLEX.
5. PROPERTY IS LOCATED IN HYDROLOGIC SOIL GROUP "B"
6. FLOOD ZONE "X" PER F.E.M.A. FIRM MAPS, COMMUNITY PANEL NUMBER 24031C0455D.
7. PROPERTY IS LOCATED IN THE LITTLE FALLS BRANCH WATERSHED.
8. WATER CATEGORY - 1 SEWER CATEGORY - 1
9. LOCAL UTILITIES INCLUDE:
   WATER & SEWER - WASHINGTON SUBURBAN SANITARY COMMISSION
   ELECTRIC - PEPCO
   TELEPHONE - VERIZON
   GAS - WASHINGTON GAS
10. PROPERTY IS LOCATED IN THE HISTORIC DISTRICT WITHIN THE INCORPORATED MUNICIPALITY OF THE TOWN OF SOMERSET.
11. THIS PLAN CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.

ZONING DATA

1. ZONING: R-60
   MIN. LOT AREA = 6,000 SQ FT — FRONT B.R.L. = 25.0 FT (OR ESTABLISHED) (1)
   MIN. LOT WIDTH AT R/W = 25 FT — REAR B.R.L. = 20 FT (1)
   MIN. LOT WIDTH AT B.R.L. = 60 FT — SIDE B.R.L. = 8 FT MIN, 18 FT TOTAL (1)

   (1) PER MONTGOMERY COUNTY CODE SECTION 4.4.9 AND TOWN OF SOMERSET CODE OF ORDINANCES, CHAPTER 5-102-C-1

2. VERIFY LOT COVERAGE IN ACCORDANCE WITH SECTION 4.4.1.B.2 OF THE ZONING ORDINANCE. LOT AREA EQUAL TO OR GREATER THAN 15,000 SQUARE FEET.

   LOT COVERAGE: THE MAXIMUM AREA THAT MAY BE COVERED BY ANY BUILDING, INCLUDING ANY ACCESSORY BUILDING AND ANY WEATHERPROOFED FLOOR AREA ABOVE A PORCH, BUT NOT INCLUDING ANY BAY WINDOW MEASURING 10 FEET IN WIDTH OR LESS AND 3 FEET IN DEPTH OR LESS, CHIMNEY, PORCH, OR UP TO 240 SQUARE FEET OF A DETACHED GARAGE, IF THE GARAGE IS LESS THAN 350 SQUARE FEET OF FLOOR AREA AND LESS THAN 20 FEET IN HEIGHT.

   ALLOWABLE LOT COVERAGE 20% OF TOTAL LOT AREA
   LOT 8 = 19,713 SQUARE FEET (PER PLAT)
   19,713 * 0.20 = 3,942.6 SQUARE FEET

   ALLOWABLE AREA TO BE COVERED BY BUILDINGS (INCL. ACC. BUILDINGS) = 3,942.6 SQ. FT.

   TOTAL AREA COVERED BY BUILDINGS = 3,129.7 SQ. FT. (PER ARCHITECT)

3. VERIFY BUILDING HEIGHT IN ACCORDANCE WITH THE ZONING ORDINANCE.

   PEAK HEIGHT OF BUILDING FROM FIRST FLOOR = 24.71 FT (PER ARCHITECT)

FIRST FLOOR ELEVATION	309.90 FT
PEAK HEIGHT OF BUILDING	24.71 FT
ELEVATION @ PEAK HEIGHT OF BUILDING	334.61 FT

   AVERAGE ELEVATION ALONG FRONT OF BUILDING = 307.4 FT

   PEAK HEIGHT OF BUILDING = 334.61 - 307.40 = 27.21 FEET
   ALLOWABLE PEAK HEIGHT OF BUILDING = 35 FEET

   PROPOSED MEAN HEIGHT OF BUILDING = 27.21 FEET

4. VERIFY ACCESSORY BUILDING HEIGHT IN ACCORDANCE WITH THE ZONING ORDINANCE.

   HEIGHT OF BUILDING FROM FIRST FLOOR TO HIGHEST POINT = 12.64 FT (PER ARCHITECT)

SLAB ELEVATION	305.50 FT
HEIGHT OF BUILDING TO HIGHEST POINT	12.64 FT
ELEVATION @ HIGHEST POINT	318.14 FT

   AVERAGE ELEVATION ALONG FRONT OF BUILDING = 304.15 FT

   HEIGHT OF BUILDING TO HIGHEST POINT = 318.14 - 304.15 = 13.99 FEET
   ALLOWABLE HEIGHT OF ACCESSORY BUILDING = 20 FEET

   PROPOSED HEIGHT OF BUILDING TO HIGHEST POINT = 13.99 FEET

5. VERIFY ACCESSORY BUILDING SETBACKS IN ACCORDANCE WITH THE ZONING ORDINANCE.

   MEAN HEIGHT OF BUILDING FROM FIRST FLOOR = 10.65 FT (PER ARCHITECT)

SLAB ELEVATION	305.50 FT
MEAN HEIGHT OF BUILDING	10.65 FT
ELEVATION @ MEAN HEIGHT OF BUILDING	316.15 FT

   AVERAGE ELEVATION ALONG FRONT OF BUILDING = 304.15 FT

   MEAN HEIGHT OF BUILDING = 316.15 - 304.15 = 12.05 FEET
   ALLOWABLE MEAN HEIGHT OF BUILDING = 15 FEET (FOR 5' SIDE SETBACK)

   PROPOSED MEAN HEIGHT OF BUILDING = 12.05 FEET

6. VERIFY ACCESSORY BUILDING SETBACKS IN ACCORDANCE WITH THE TOWN OF SOMERSET REGULATIONS (5-102.C.3).

   HEIGHT OF BUILDING FROM SLAB = 12.64 FT (PER ARCHITECT)

SLAB ELEVATION	305.50 FT
HEIGHT OF BUILDING TO HIGHEST POINT	12.64 FT
ELEVATION @ MEAN HEIGHT OF BUILDING	318.14 FT

   AVERAGE ELEVATION ALONG FRONT OF BUILDING = 304.15 FT

   HEIGHT OF BUILDING TO HIGHEST POINT OF ROOF = 318.14 - 304.15 = 13.99 FEET

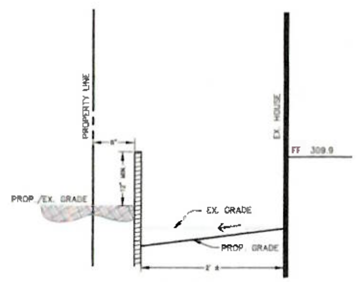
   IF BUILDING HEIGH IS GREATER THAN 10 FEET, PROVIDE ADDITIONAL 1 FT OF SETBACK FOR EACH FOOT OR FRACTION THEREOF OVER 10 FEET.

   MINIMUM STRUCTURE SETBACK = 9 FEET (5 FT + 4 FT)
   ALLOWABLE MEAN HEIGHT OF BUILDING = 15 FEET (FOR 5' SIDE SETBACK)

   PROPOSED HEIGHT OF BUILDING TO HIGHEST POINT = 13.99 FEET
   PROPOSED BUILDING SETBACKS = 10.2 FT (SIDE); 28.1 FT (REAR)

SEQUENCE OF CONSTRUCTION

1. Prior to clearing of trees, installing sediment control measures, or grading, a pre-construction 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 owners representative, and the site engineer.
   In order for the meeting to occur, the applicant must provide the MCDPS Sediment Control Inspector with one approved copy of the approved Sediment Control Plan and one approved copy of the Right-of-Way and Roadside Tree Plan (when one is required) at the pre-construction meeting. If no plans are provided, the meeting shall not occur and will need to be rescheduled prior to commencing any work.
   As part of the meeting, inspector to review area of proposed off-site grading as it relates to placement of sediment control devices. If required by inspector, additional devices shall be installed.
2. The limits of disturbance (L.O.D.) must be field marked prior to clearing of trees, installation of sediment control measures, construction, or other land disturbing activities.
3. Staging, access, and stockpiling activities may not occur beyond the approved limits of disturbance (L.O.D.) defined by this plan.
4. Clear and grade for installation of sediment control devices.
5. Once the sediment control devices are installed, the permittee must obtain written approval from the MCDPS Sediment Control Inspector before proceeding with any additional clearing, grubbing, or grading.
6. Remove portions of existing structure as needed.
7. Remove existing walls as needed and construct wall along western property line. Perform necessary off-site grading and stabilize off-site area.
8. Construct house addition, detached garage and site appurtenances, etc.
9. Install curb - wall along eastern side of driveway and install base course(s) for driveway. SCE to remain in place.
10. Install stormwater management drywell devices and associated piping but do not connect to downspouts at this time.
11. Permanently stabilize upstream drainage area prior to installing landscape infiltration device.
12. Connect downspouts to roof drain piping and to stormwater management drywell devices.
13. Construct landscape infiltration device.
11. Remove SCE and Complete driveway and permanently stabilize remaining on-site areas.
12. Provide signed record set of plans to the sediment control inspector.
13. Obtain written approval from Sediment Control Inspector prior to the removal of any sediment control device.



SECTION A-A
NOT TO SCALE

NOTES FOR OFF-SITE GRADING / WALL

1. WINDOW WELL TO BE ABANDONED, CLOSED, SEALED, ETC.
2. HOUSE TO BE WATERPROOFED.
3. CONSULT WITH ARBORIST FOR TREE PRESERVATION, MAINTENANCE MEASURES FOR NEIGHBOR'S TREES ADJACENT TO AND WITHIN LIMITS OF DISTURBANCE.
4. AREA BETWEEN EXISTING HOUSE AND PROPOSED WALL TO BE CONCRETE AND TO BE INSTALLED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE AND ALONG THE BASE OF THE WALL, TOWARDS THE STREET.

RELATED REQUIRED PERMITS

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

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	REQ'D	NOT REQ'D	PERMIT NUMBER	EXPIRATION DATE	WORK RESTRICTION DATES
MCDPS Floodplain District		X			
WATERWAYS/WETLAND(S):		X			
a. Corps of Engineers		X			
b. MDE		X			
c. MDE Water Quality Certification		X			
MDE Dam Safety		X			
DPS Roadside Trees Protection Plan * (* Copy of approved plan to be provided to SC inspector at the pre-construction meeting)		X		Approval Date: PENDING	
N.P.D.E.S. Notice of Intent		X			Date Filed
FEMA LOMR - (Letter of Map Revision) Required Post Construction		X			
OTHERS (Please List)					

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR LANDSCAPE INFILTRATION

STAGE	MCDPS INSPECTOR	OWNER/ DEVELOPER
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. ...	INITIALS/DATE	INITIALS/DATE
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 _______

CONSTRUCTION INSPECTION CHECK-OFF LIST FOR DRY WELL/RECHARGE CHAMBER

STAGE	MCDPS INSPECTOR	OWNER/ DEVELOPER
MANDATORY NOTIFICATION: Inspection and approval of each practice is required at these points prior to proceeding with construction. ...	INITIALS/DATE	INITIALS/DATE
1. Excavation for Dry Well conforms to approved plans		
2. Placement of backfill, perforated inlet pipe and observation well conforms to approved plans		
3. Placement of geotextiles and filter media conforms to approved plans		
4. Connecting pipes, including connection to downspout, constructed per the approved plans		
5. Final grading and permanent stabilization conforms to approved plans		

TOTAL NUMBER OF DRY WELLS INSTALLED PER THIS PERMIT: APPROVED _______ CONSTRUCTED _______

RECORD DRAWING CERTIFICATION

A record set of approved Sediment Control/Stormwater Management plans must be maintained onsite at all times. ... Folio 621 ...

Owner/Developer Signature _______ Date _______

FIELD CHECK OF RECORD DRAWING BY MCDPS INSPECTOR: _______ INITIALS _______ DATE _______

FRONT YARD PARKING AREA COVERAGE

R-60: 35% MAXIMUM

FRONT YARD PARKING AREA: 430 SF
FRONT YARD AREA: 4,637 SF
COVERAGE: 9.3% (< 35%)

TOPSOIL NOTE

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".

UTILITY INFORMATION

EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED. UTILITY LOCATIONS ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY.

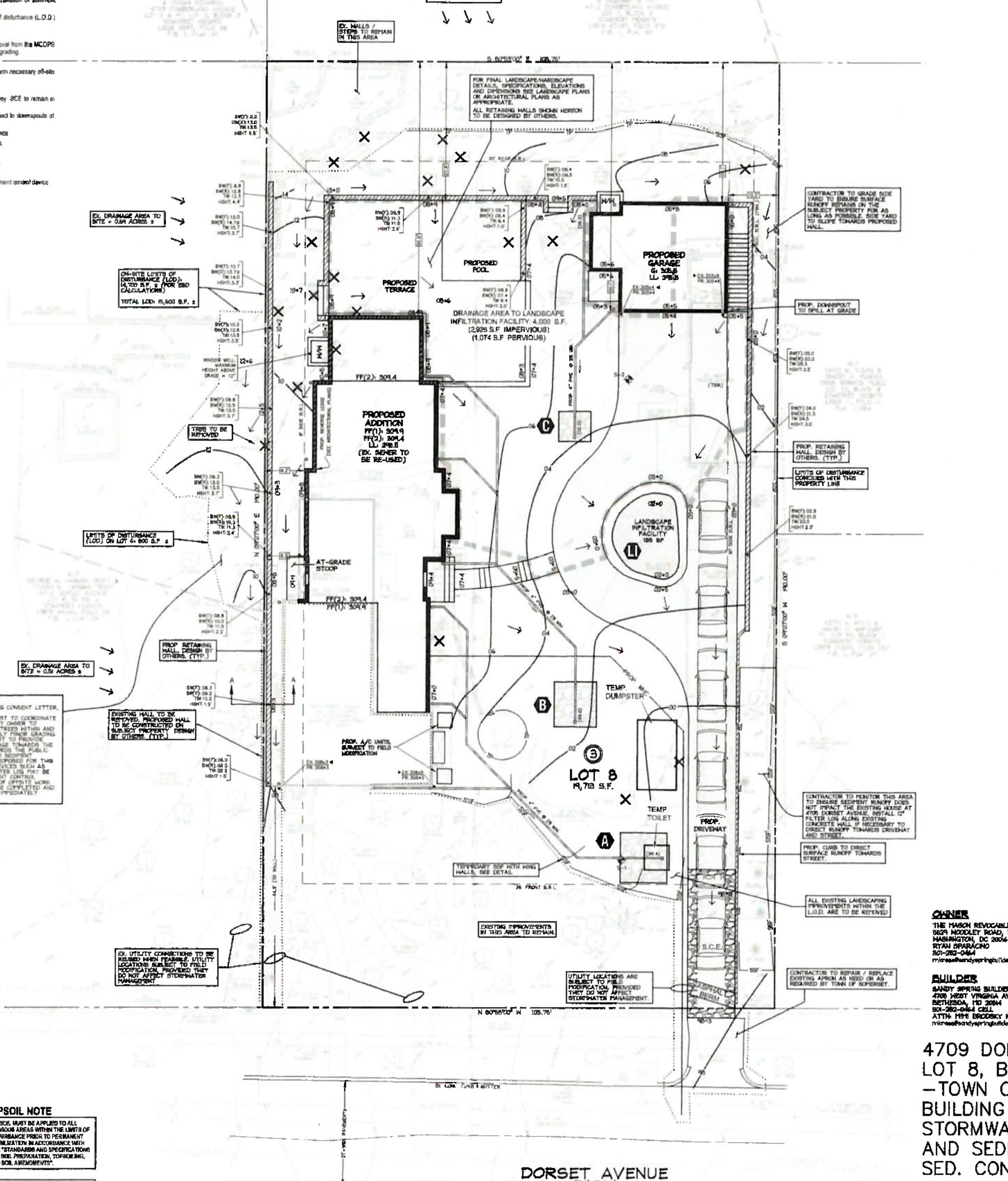
UTILITY CO.	REQUEST DATE	BY	INFO. RECEIVED	PLAN REVISED	BY
AT&T	12/07/2017	BCB	01/17/2018	NO FACILITIES	BCB
COMCAST	12/07/2017	BCB	12/14/2017	OVERHEAD LINES	BCB
MCI	12/07/2017	BCB	12/27/2017	NO FACILITIES	JAR
PEPCO	12/07/2017	BCB	—	—	—
VERIZON	12/07/2017	BCB	12/27/2017	NO FACILITIES	JAR
WASH. GAS	12/07/2017	BCB	12/14/2017	12/14/2017	BCB
W.S.S.C.					
SEWER CONTRACT DRAWING			12/07/2017	12/14/2017	BCB
WATER CONTRACT DRAWING			12/07/2017	12/14/2017	BCB
HOUSE-CONNECTION PLUMBING CARDS			12/07/2017	12/14/2017	BCB

MISS UTILITY

FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-257-7777, OR LOG ON TO WWW.MISSUTILITY.NET/ITIC 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. 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.

ROADSIDE TREE REQUIREMENTS

THIS PROPERTY IS LOCATED WITHIN A MONTGOMERY COUNTY INCORPORATED MUNICIPALITY, THEREFORE IT IS NOT SUBJECT TO THE ROADSIDE TREE LAW.



PROFESSIONAL ENGINEER 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. ... EXPIRATION DATE ... AND THAT THIS PLAN MEETS MCDPS CRITERIA FOR BUILDING AND SEDIMENT CONTROL PERMIT APPLICATIONS.

09/06/2018 — Curt A. Schreffler

DATE — CURT A. SCHREFFLER, PE

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
19,713 S.F.	14,780 S.F.
Shade Trees Required	**Shade Trees Proposed**
0	0

Fee in Lieu: (Trees Required - Trees Proposed) x $250 = $ 0,000.00

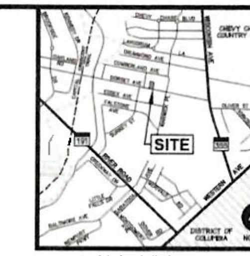
Required Number of Shade Trees:

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(c) 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(i) any stream restoration project if the person performing the work has obtained all necessary permits
- ☐ 55-5(k) 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. This property is located within the Montgomery County Incorporated Municipality of the Town of Somerset, therefore it is not subject to the Tree Canopy Law.



VICINITY MAP
ADC MAP 5407 GRID E-8 SCALE 1" = 2000'

LEGEND

EXISTING FEATURES

- EX. STORM DRAIN WITH MANHOLE
- EX. SEWER LINE WITH CLEANOUT
- EX. SEWER MANHOLE AND INVERT
- EX. WATER LINE WITH VALVE
- EX. GAS LINE WITH VALVE
- EX. OVERHEAD UTILITY WITH POLE
- EX. DRAIN PIPE AND INLET
- EX. DOWNSPOUT PIPED/SPILLED
- EX. UNDERGROUND UTILITY LINE
- EX. TWO- AND TEN-FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. CHAIN LINK OR WIRE FENCE
- EX. WOOD OR STOCKADE FENCE
- EX. METAL OR IRON FENCE
- EX. RETAINING WALL
- EX. DRAINAGE DIVIDE
- EX. TREE
- EX. ROADSIDE TREE
- EX. SOIL TYPING LOCATION
- EX. SOILS LINE

PROPOSED FEATURES

- LIMITS OF DISTURBANCE (L.O.D.)
- PROP. WATER-HOUSE CONNECTION
- PROP. SEWER-HOUSE CONNECTION
- PROP. GAS-HOUSE CONNECTION
- PROP. ELECTRIC-HOUSE CONNECTION
- PROP. CONTOUR WITH ELEVATION
- PROP. SPOT ELEVATION
- PROP. RETAINING WALL
- PROP. 4" PVC DRAIN PIPE
- PROP. DOWNSPOUT DISCONNECT WITH FLOWPATH AND FLOW DIRECTION
- PROP. DRAINAGE DIVIDE
- PROP. SURFACE FLOW DIRECTION
- PROP. PIPE FLOW DIRECTION
- PROP. SUPER SILT FENCE
- TREE PROTECTION FENCING
- PROP. STABILIZED CONSTRUCTION ENTRANCE
- PROP. GRAVEL DRYWELL, WITH OBSERVATION WELL & POP-UP EMITTER FOR OVERFLOW
- TREE TO BE REMOVED

OWNER
THE MASON REVOCABLE TRUST
5629 WOODLEY ROAD, NW
WASHINGTON, DC 20016
RYAN SPARACINO
301-282-0464
mkress@sandyspringbuilders.com

BUILDER
SANDY SPRING BUILDERS
4705 WEST VIRGINIA AVENUE
BETHESDA, MD 20814
301-282-0464 CELL
ATTN: MIMI BRODSKY KRESS
mkress@sandyspringbuilders.com

ARCHITECT
GTM ARCHITECTS
7735 OLD GEORGETOWN RD, SUITE 700
BETHESDA, MARYLAND 20814
ATTN: GEORGE MYERS
(240) 333-2000 MAIN
(240) 333-2001 FAX
gmyers@gtmarchitects.com

NORTH
GRAPHIC SCALE 1 INCH = 10 FEET

4709 DORSET AVENUE
LOT 8, BLOCK 3, SOMERSET HEIGHTS
—TOWN OF SOMERSET—
BUILDING PERMIT SITE PLAN, STORMWATER MANAGEMENT PLAN, AND SEDIMENT CONTROL PLAN
SED. CON. PERMIT #: 284035

TECHNICAL REVIEW OF SEDIMENT CONTROL	ADMINISTRATIVE REVIEW	
Mary M. Fertig, PE 9/12/2018 (REVIEWED / DATE)	Mary M. Fertig, PE 9/12/2018 (REVIEWED / DATE)	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 owner's 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.
TECHNICAL REVIEW OF STORMWATER MANAGEMENT	**SMALL LOT DRAINAGE REVIEW**	284035 SEDIMENT CONTROL PERMIT NO.
Mary M. Fertig 9/12/2018 (REVIEWED / DATE)	WA: ☐ OR (REVIEWED / DATE)	N/A STORMWATER MANAGEMENT FILE NO.
MCDPS APPROVAL OF THIS PLAN WILL EXPIRE TWO YEARS FROM THE DATE OF APPROVAL IF THE PROJECT HAS NOT STARTED.	MCDPS APPROVAL DOES NOT NEGATE THE NEED FOR A MCDPS ACCESS PERMIT.	

DATE	BY	REVISION
12/15/17	BCB	BASE SHEET TO CLIENT AND ARCHITECT
06/14/18	JAR	PERMIT SET
07/30/18	JAR	SUBMITTED FOR MCDPS 2ND REVIEW
08/21/18	JAR	FOR FINAL MCDPS-WRS APPROVAL
09/06/18	JAR	FOR FINAL MCDPS-WRS APPROVAL

PROJECT 17-699	DATE 06/2018
ILLUSTRATION JAR	ENGINEERING JAR
SCALE 1" = 10'	APPROVAL CAS

4709 DORSET AVENUE, CHEVY CHASE, MD 20815
PLAT BOOK 1, PLAT 30, CIRCA 1899

LOT 8, BLOCK 3
SOMERSET HEIGHTS
BETHESDA (7TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

BUILDING PERMIT SITE PLAN, STORMWATER MANAGEMENT PLAN, AND SEDIMENT CONTROL PLAN

CAS ENGINEERING — Experience you can build on.
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Frederick, Maryland 21701
301-607-8031 office
301-607-8045 fax
www.casengineering.com
info@casengineering.com
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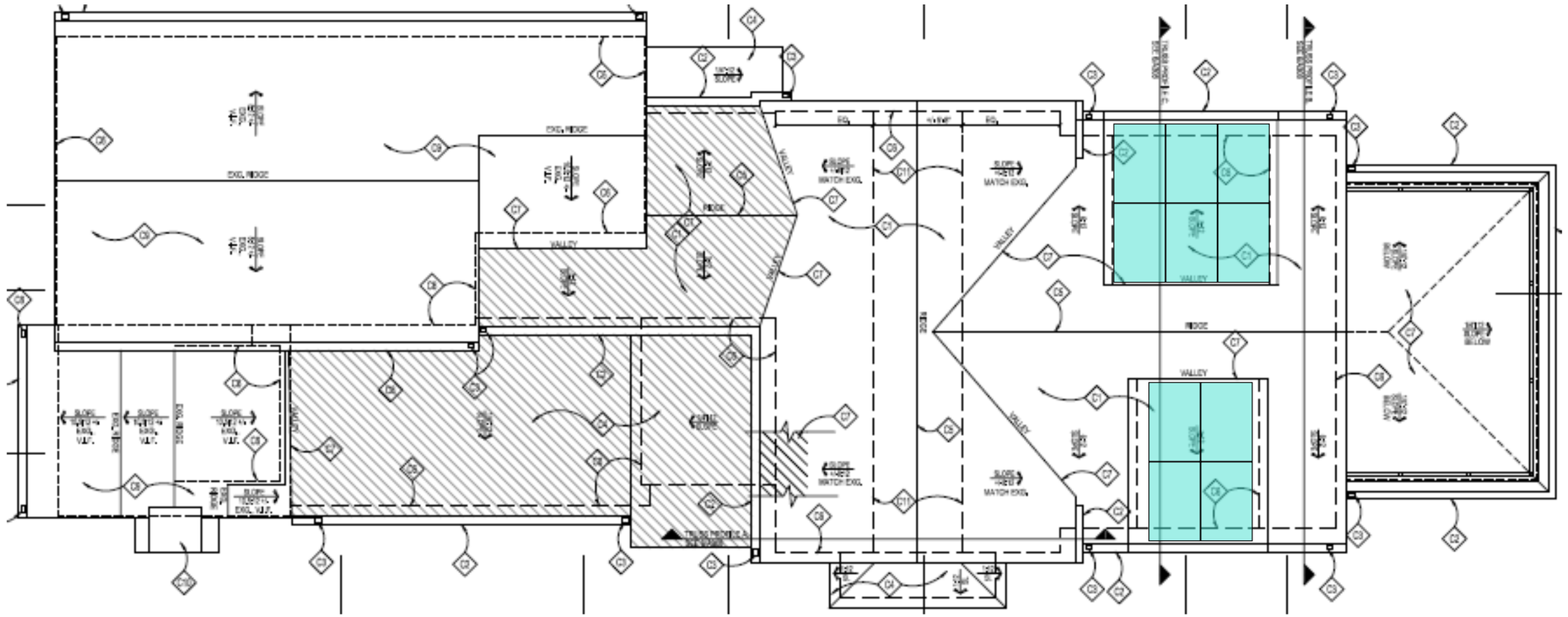
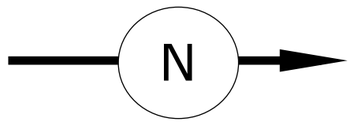
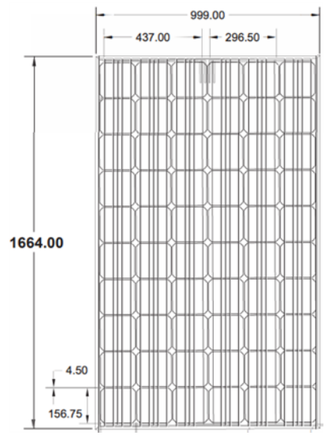
SC/SWM SHEET
1 OF 4





Mission 300W
PV Module



x 22

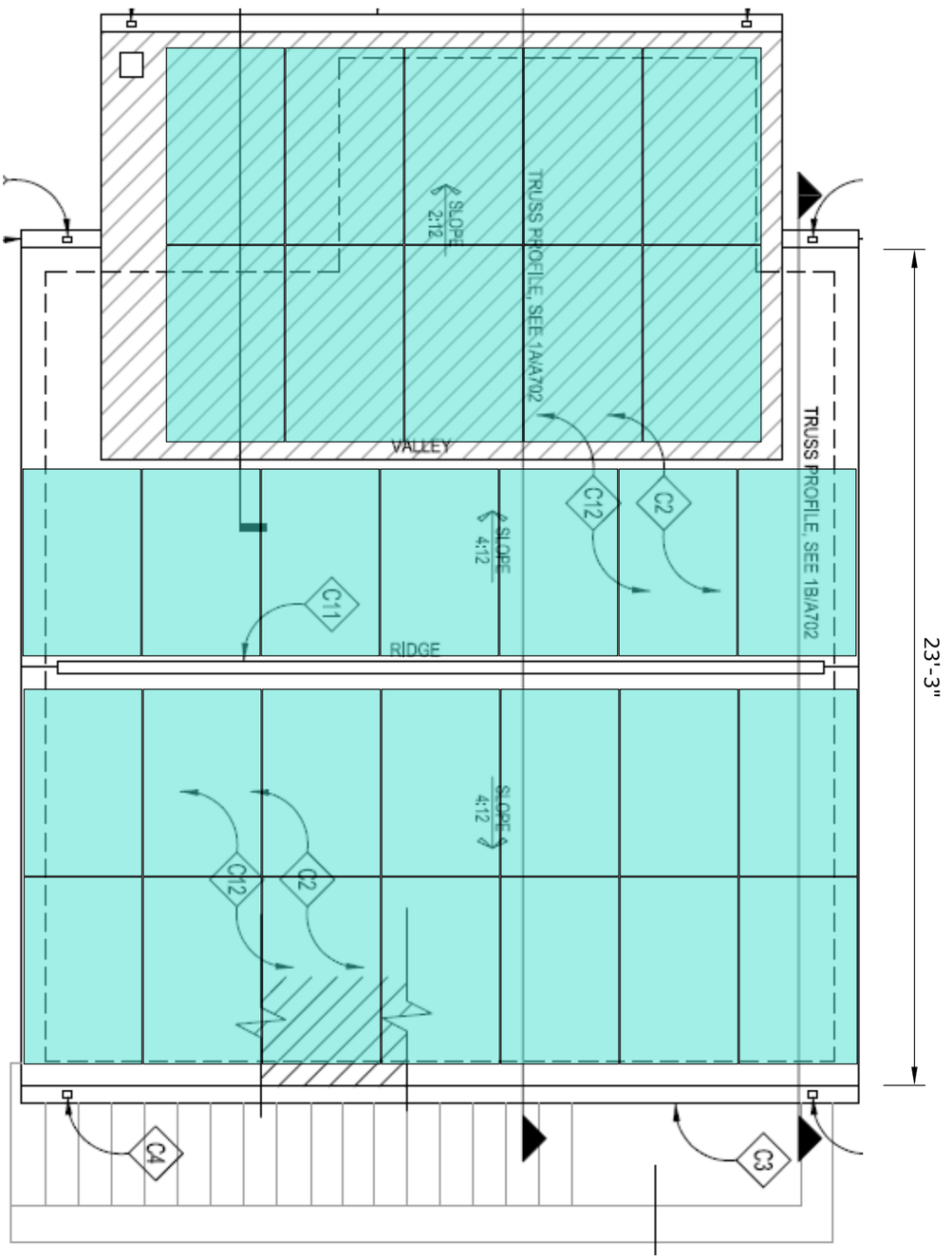
REVISIONS

	MM/DD/YY	REMARKS
1		
2		
3		
4		
5		

Solar Energy Services, Inc.
1514 Jabez Run, Suite # 103 Millersville Maryland, 21108

4709 Dorset Ave.
Chevy Chase, MD

S	001



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S 002

4709 Dorset Ave.
Chevy Chase, MD

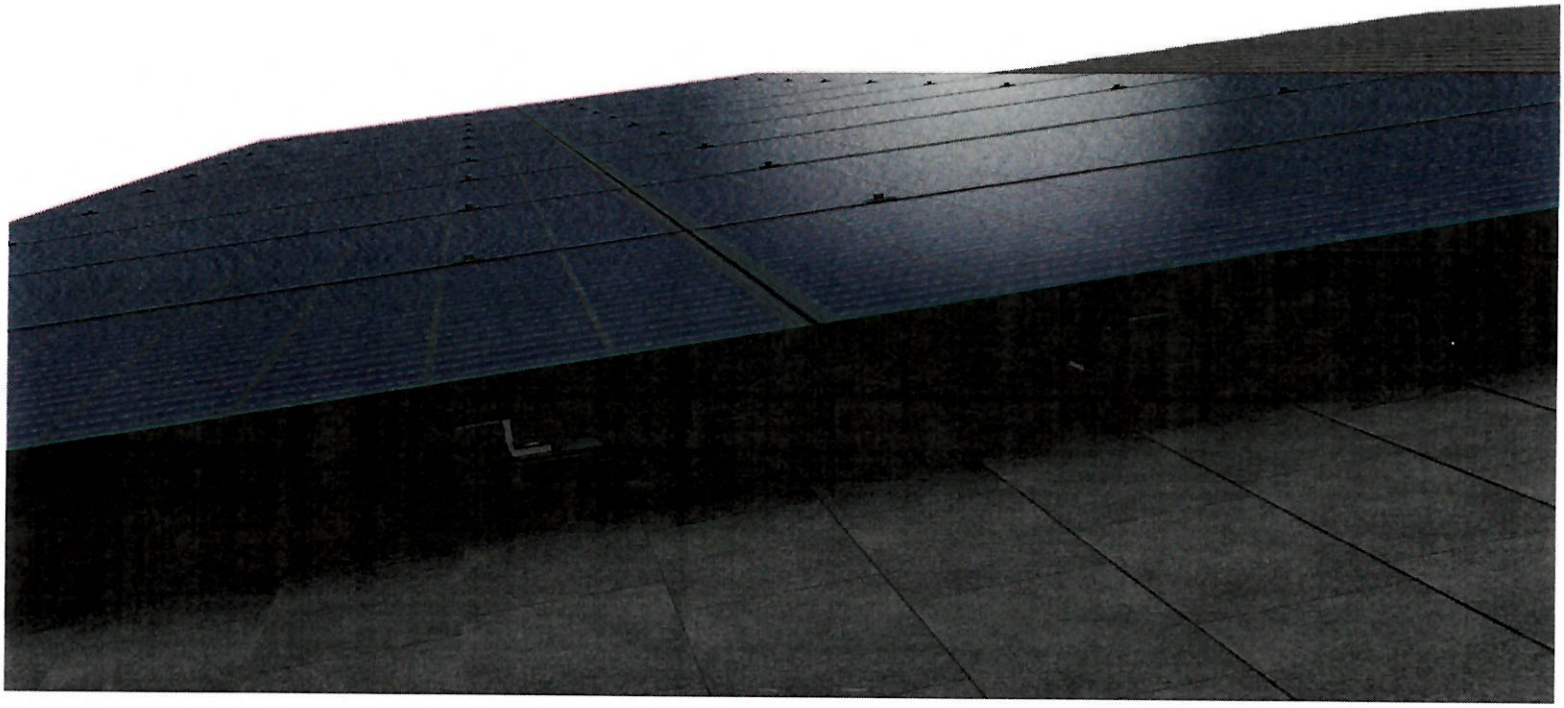
Solar Energy Services, Inc.

1514 Jabez Run, Suite # 103 Millersville Maryland, 21108

REVISIONS

	MM/DD/YY	REMARKS
1		
2		
3		
4		
5		

Series 100



The Installers Choice for Residential Solar Mounting

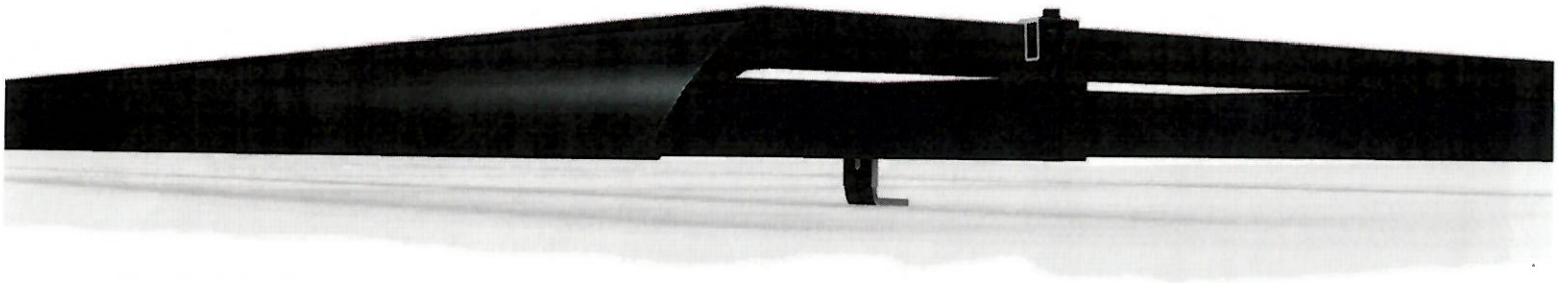
- Entire Mounting System from Single Manufacturer under 1 Warranty
- Snap-in features make the install process intuitive and fast
- Industry Leading Technical Support Services for Every Customer
- The Most Comprehensive UL 2703 Listing in the Industry

Start Mounting Solar on Your Roof Today

RESOURCES	snapnrack.com/resources
DESIGN	snapnrack.com/configurator
WHERE TO BUY	snapnrack.com/where-to-buy

The SnapNrack Series 100 Roof Mount System

is designed to provide the lowest total install cost of any residential mounting system.



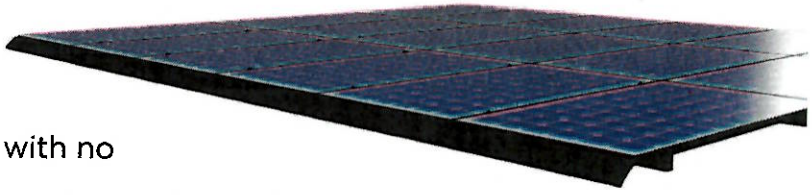
The top-of-the-line features of the SnapNrack mounting system reduce install times and labor cost while eliminating the need for service calls creating the lowest install lifecycle cost of any mounting system.

Wire Management

- Products such as the standard rail channel keep wires neatly organized providing a clean finished look to every install
- Industry's largest offering of wire management accessories include snap in junction box, 4-wire and trunk cable clamps, as well as conduit clamps for both composition shingle and tile roofs.

Undeniable Aesthetics

- Render the mounting system invisible by using Universal End Clamps that fasten modules while remaining hidden underneath the array
- Array skirt provides a sleek look and attractive design to the front of the array
- Rail-based system provides rigid structure tucked away underneath array with no unsightly mounts at the top or bottom



Quality. Performance. Innovation.

SnapNrack solutions are focused on simplifying the installation experience through intuitive products and the best wire management in the industry.

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Single Phase Inverter with HD-Wave Technology

for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US / SE7600H-US / SE10000H-US / SE11400H-US

12-25 YEAR WARRANTY

Optimized installation with HD-Wave technology

- Specifically designed to work with power optimizers
- Record-breaking efficiency
- Fixed voltage inverter for longer strings
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Extremely small
- Built-in module-level monitoring
- Outdoor and indoor installation
- Optional: Revenue grade data, ANSI C12.20 Class 0.5 (0.5% accuracy)

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Single Phase Inverter with HD-Wave Technology for North America

SE3000H-US / SE3800H-US / SE5000H-US / SE6000H-US/ SE7600H-US / SE10000H-US / SE11400H-US

	SE3000H-US	SE3800H-US	SE5000H-US	SE6000H-US	SE7600H-US	SE10000H-US	SE11400H-US	
OUTPUT								
Rated AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
Maximum AC Power Output	3000	3800 @ 240V 3300 @ 208V	5000	6000 @ 240V 5000 @ 208V	7600	10000	11400 @ 240V 10000 @ 208V	VA
AC Output Voltage Min.-Nom.-Max. (211 - 240 - 264)	✓	✓	✓	✓	✓	✓	✓	Vac
AC Output Voltage Min.-Nom.-Max. (183 - 208 - 229)	-	✓	-	✓	-	-	✓	Vac
AC Frequency (Nominal)	59.3 - 60 - 60.5[1]							Hz
Maximum Continuous Output Current @240V	12.5	16	21	25	32	42	47.5	A
Maximum Continuous Output Current @208V	-	16	-	24	-	-	48.5	A
GFDI Threshold	1							A
Utility Monitoring, Islanding Protection, Country Configurable Thresholds	Yes							
INPUT								
Maximum DC Power @240V	4650	5900	7750	9300	11800	15500	17650	W
Maximum DC Power @208V	-	5100	-	7750	-	-	15500	W
Transformer-less, Ungrounded	Yes							
Maximum Input Voltage	480							Vdc
Nominal DC Input Voltage	380				400			Vdc
Maximum Input Current @240V[2]	8.5	10.5	13.5	16.5	20	27	30.5	Adc
Maximum Input Current @208V[2]	-	9	-	13.5	-	-	27	Adc
Max. Input Short Circuit Current	45							Adc
Reverse-Polarity Protection	Yes							
Ground-Fault Isolation Detection	600kΩ Sensitivity							
Maximum Inverter Efficiency	99	99.2						%
CEC Weighted Efficiency	99						99 @ 240V 98.5 @ 208V	%
Nighttime Power Consumption	< 2.5							W
ADDITIONAL FEATURES								
Supported Communication Interfaces	RS485, Ethernet, ZigBee (optional), Cellular (optional)							
Revenue Grade Data, ANSI C12.20	Optional[3]							
Rapid Shutdown - NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect							
STANDARD COMPLIANCE								
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07							
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)							
Emissions	FCC Part 15 Class B							
INSTALLATION SPECIFICATIONS								
AC Output Conduit Size / AWG Range	3/4" minimum / 14-6 AWG					3/4" minimum / 14-4 AWG		
DC Input Conduit Size / # of Strings / AWG Range	3/4" minimum / 1-2 strings / 14-6 AWG					3/4" minimum / 1-3 strings / 14-6 AWG		
Dimensions with Safety Switch (HxWxD)	17.7 x 14.6 x 6.8 / 450 x 370 x 174					21.3 x 14.6 x 7.3 / 540 x 370 x 185		in / mm
Weight with Safety Switch	22 / 10		25.1 / 11.4	26.2 / 11.9		38.8 / 17.6		lb / kg
Noise	< 25					< 50		dBA
Cooling	Natural Convection							
Operating Temperature Range	-40 to +140 / -25 to +60[4] (-40°F / -40°C option)[5]							°F / °C
Protection Rating	NEMA 4X (Inverter with Safety Switch)							

[1] For other regional settings please contact SolarEdge support
[2] A higher current source may be used; the inverter will limit its input current to the values stated
[3] Revenue grade inverter P/N: SExxxxH-US000NNC2
[4] For power de-rating information refer to: https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf
[5] -40 version P/N: SExxxxH-US000NNU4

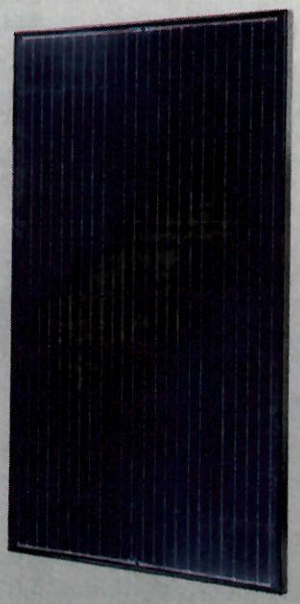
RoHS

MSE PERC 60

High Power PERC Rooftop Module

MISSION SOLAR ENERGY

- **Class Leading Output:** 300W power
- **Advanced Technology:** PERC and 4 busbars drive >18% module efficiency
- **Superior Aesthetics:** All-black design coupled with outstanding power output
- **Certified Reliability:** 3X IEC, salt mist, ammonia
- 5600 Pa snow load *New!* 175 mph wind rating
- Buy American Act



Proudly assembled in the USA
Mission Solar Energy is headquartered in San Antonio, TX with module facilities onsite. Our hardworking team calls Texas home and is devoted to producing high quality solar products and services. Our supply chain includes local and domestic vendors increasing our impact to the U.S. economy.

Assembled in the USA

Superior Aesthetics
MSE PERC 60's slick all-black design coupled with outstanding power output makes it ideal for DG installations including commercial and rooftop systems.

Outstanding performance with PERC
Passivated Emitter Rear Contact (PERC) technology provides excellent power output through advanced cell structure.

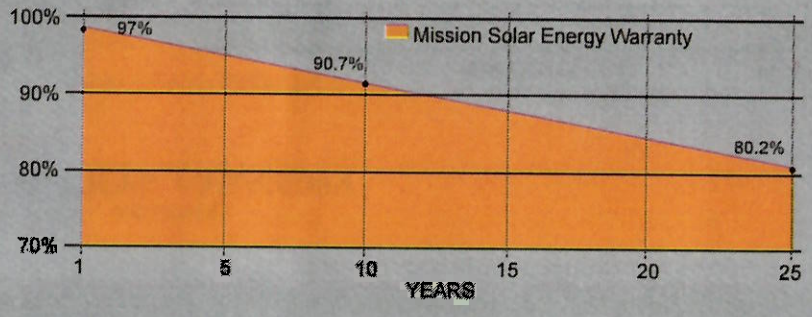
Best in class quality
Mission Solar Energy production lines are fully automated and include multiple quality checks throughout the production process.

CERTIFICATIONS

IEC 61215/ IEC 61730/ IEC 61701 UL 1703

*As there are different certification requirements in different markets, please contact your local Mission Solar Energy sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

25-YEAR LINEAR WARRANTY



ELECTRICAL SPECIFICATIONS

Electrical parameters at Standard Test Condition (STC)

Module Type			MSE290SQ5T	MSE295SQ5T	MSE300SQ5T
Power Output	Pmax	Wp	290	295	300
Module Efficiency		%	17.45	17.75	18.05
Tolerance				0~+3%	
Short-Circuit Current	Isc	A	9.44	9.52	9.61
Open Circuit Voltage	Voc	V	39.81	40.11	40.18
Rated Current	Imp	A	8.95	9.03	9.17
Rated Voltage	Vmp	V	32.54	32.72	32.80

STC: Irradiance 1000 W/m2, Cell temperature of 25°C, AM 1.5

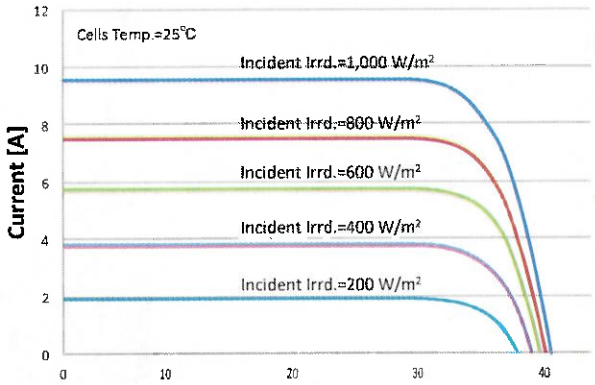
TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	44°C (±2°C)
Temperature Coefficient of Pmax	-0.427%/°C
Temperature Coefficient of Voc	-0.318%/°C
Temperature Coefficient of Isc	0.042%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,000VDC
Operating Temperature Range	-40°C (-40°F) to +90°C (194°F)
Maximum Series Fuse Rating	15A
Fire Safety Classification	Type 1, Class C
Front & Back Load (UL standard)	5600 Pa (117 psf) ***New!***
Hail Safety Impact Velocity	25mm at 23 m/s

MSE295SQ5T: 295WP, 60CELL SOLAR MODULE CURRENT-VOLTAGE CURVE

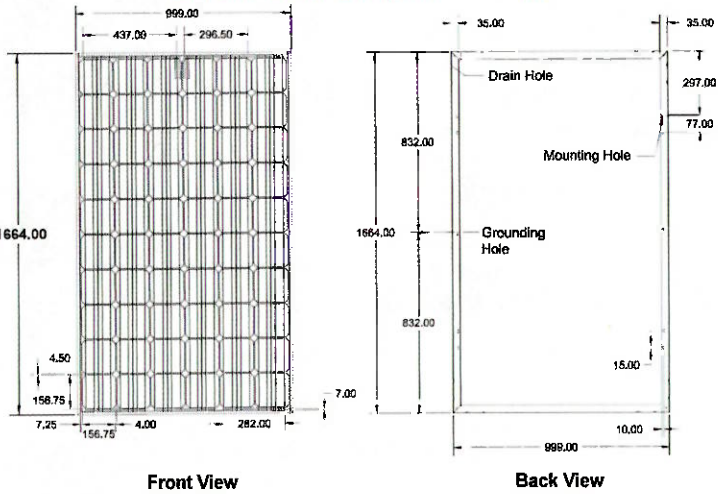


Current-voltage characteristics with dependence on irradiance and module temperature

MECHANICAL DATA

Solar Cells	P-type Mono-crystalline Silicon (156.75mm)
Cell orientation	60 cells (6x10), 4 busbar
Module dimension	1664mm x 999mm x 40mm (65.51 in. x 39.33 in. x 1.57 in.)
Weight	18.2 kg (40.1 lb)
Front Glass	3.2mm (0.126 in.) tempered, Low-iron, Anti-reflective coating
Frame	Anodized aluminum alloy
Encapsulant	Ethylene vinyl acetate (EVA)
J-Box	Protection class IP67 with 3 bypass-diodes
Cables	PV wire, 1m (39.37 in.), 4mm² / 12 AWG
Connector	MC4 or compatible

BASIC DESIGN (UNITS: mm)



Front View

Back View

MISSION SOLAR ENERGY

Mission Solar Energy reserves the right to make specification changes without notice.

Rev. 7.03