

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-1760
301-495-4300, www.mncppc.org

**MCPB
Item #
09/21/06**



MEMORANDUM

DATE: August 30, 2006

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RHK*
Development Review Division

FROM: Catherine Conlon, Supervisor (301-495-4542)
Development Review Division *CC*

REVIEW TYPE: Preliminary Plan of Subdivision, Resubdivision of existing Lot 19, Block 8, Tilden Woods

APPLYING FOR: 2 One-family Detached Residential Lots

PROJECT NAME: Tilden Woods

CASE #: 120060220

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

ZONE: R-90

LOCATION: In the northeast quadrant of the intersection of Tildenwood Drive and Old Stage Road

MASTER PLAN: North Bethesda-Garrett Park

APPLICANT: A.I. & M. Livnat

ENGINEER: Fowler Associates, Inc.

FILING DATE: August 17, 2005

HEARING DATE: September 21, 2006

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) lots for two (2) residential dwelling units.
- 2) Compliance with the conditions of approval of the MCDPS stormwater management approval dated August 23, 2005.
- 3) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan. The dedication shall be reflected on the record plat.
- 4) The applicant shall dedicate 25 feet for truncation of the right-of-way at the corners of Sulky Lane and Tildenwood Drive, and Tildenwood Drive and Old Stage Road. The dedication shall be reflected on the record plat.
- 5) The applicant shall comply with conditions of MCDPWT letter dated, October 25, 2005 unless otherwise amended.
- 6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat.
- 7) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 8) Other necessary easements.

SITE DESCRIPTION

The subject property consists of 0.50 acres (21,905 square feet) of land within the North Bethesda/Garrett Park Master Plan area. The property is zoned R-90 and is located at the intersection of Sulky Lane, Tildenwood Drive, and Old Stage Road (see Attachment A). The land is comprised of one existing lot, which was originally recorded in 1961. The property contains an existing residential dwelling which is accessed by private driveway from Old Stage Road. Surrounding land use is residential in the same zone.

The property lies within the Cabin John Creek Watershed which is classified as Use I-P. There are no streams, wetlands, floodplains, or environmental buffers on the property. There are some existing yard trees.

PROJECT DESCRIPTION

This is an application to resubdivide the 0.505 acre subject property into two residential lots which would be 10,788 square feet (Lot 32) and a 10,819 square feet (Lot 33) in size. The proposal includes modification and retention of the existing dwelling and construction of a new one-family detached dwelling (Attachment B). The two dwellings would have separate driveway access and are served by public water and sewer.

ANALYSIS AND FINDINGS

Master Plan Compliance

The North Bethesda-Garrett Park Master Plan does not specifically identify the subject property for discussion but does give general guidance and recommendations regarding zoning and land use. The plan recommends that this area maintain the existing zoning as adopted and maintain the residential land use consisting of one-family detached homes. The proposed resubdivision complies with the recommendations adopted in the Master Plan in that it is a request for residential development and is consistent with the Zoning Ordinance development standards for the R-90 zone.

Transportation

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. The proposed right-of-way dedication and access via private driveways has been determined to be adequate to serve the proposed lots. Per county requirements, the applicant will construct a sidewalk along the Sulky Road property frontage and provide a handicap ramp at the intersection of Sulky Road and Tildenwood Drive. Sidewalks currently exist along Tildenwood Drive and Old Stage Road.

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Environment

The property is exempt from county forest conservation requirements and the condition and location of existing trees do not warrant a requirement for a tree save plan. There are no onsite streams, stream buffers, wetlands or other environmentally sensitive areas. The MCDPS Stormwater Management Section approved the stormwater management concept for the project on August 23, 2005 which includes onsite water quality control with dry wells and connection of roof drain overflow pipes to the public storm drain. The proposed application meets all applicable requirements for protection of environmentally sensitive areas.

Compliance with the Subdivision Regulations and Zoning Ordinance

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

The lots were reviewed for compliance with the dimensional requirements for the R-90 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is

included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan (see Attachment E for agency correspondence).

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

A. Statutory Review Criteria

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

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

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 34 lots (Attachment C). The neighborhood includes all lots that abut or confront the proposed lots, as well as the lots along the same blocks on the frontage streets. All the lots share the same R-90 zoning. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in Attachment D

C. Analysis

Comparison of the Character of Proposed Lots to Existing

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

Frontage: The existing lots range in frontage from 75 feet to 242 feet. Proposed Lot 32 has a lot frontage of 206 feet, and proposed Lot 33 has a frontage of 198 feet. The proposed lots are within the overall range of lot frontages in the neighborhood and correspond well with the frontages of other corner lots. **The proposed lot will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment: There are 26 perpendicular, 2 radial, and 6 corner lots in the designated neighborhood. Proposed Lots 32 and 33 are both corner lots. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

Size: The existing lots range in size from 9,000 square feet to 27,165 square feet. Proposed Lots 32 and 33 will be 10,788 square feet and 10,819 square feet, respectively. **The proposed lot size is in character with the size of existing lots in the neighborhood.**

Shape: Proposed Lots 32 and 33 will be rectangular in shape. The neighborhood consists of 32 rectangular shaped lots, 1 irregular shaped lot and 1 pie shaped lot. **The shapes of the proposed lots to be in character with shapes of the existing lots.**

Width: The existing lots range in width at the building line from 75 feet to 165 feet. Proposed Lot 32 will have a lot width of 110 feet and Lot 33 will have a lot width of 116 feet. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area: The buildable areas of lots in the neighborhood range from 3,250 square feet to 18,000 square feet. Proposed Lot 32 will have a buildable area of 3,250 square feet. Lot 33 would also have a buildable area, as measured from the required zoning setbacks, of 3,250 square feet. However, the actual building area for this lot is further limited by an existing WSSC easement. When this easement is subtracted, the buildable area for proposed Lot 33 is 2,575 square feet. The proposed lots equal the smallest buildable areas in the designated neighborhood when the WSSC easement is not excluded, however, five other lots in the 34-lot neighborhood are the same size. Despite the fact that the proposed lots are in the bottom of the neighborhood range for the area criterion, they will not be out of character with the neighborhood. A smaller building area is not out of character for corner lots since they are required to maintain front-yard setbacks on two sides. The overall size, shape and orientation of the proposed lots would be consistent with the neighborhood. Houses typical of the neighborhood could be constructed within the proposed building areas, and would have sufficient yard areas and setbacks. This is true even for the proposed lot affected by the WSSC easement since there is flexibility for location of a typical house created by the fact that the lot's shape and corner orientation result in a longer frontage along the roadway and away from the easement. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

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

Citizen Correspondence and Issues

This application predated specific requirements for meetings between the applicant and interested parties, however, written notice of the application and public hearing date was given to

adjacent and confronting property owners, and local civic and homeowners associations. Staff had telephone conversations and received email on behalf of one adjacent property owner. The property owner, Mrs. Glenna McClanahan, who lives at 6829 Old Stage Road, expressed concerns about stormwater runoff from the proposed lots. Mrs. McClanahan's son-in-law had several conversations with the MCDPS stormwater management concept plan reviewer and stated on behalf of Mrs. McClanahan that they were satisfied that the proposed concept would address their concerns provided it is binding on the applicant. The proposed conditions include this requirement. No other citizen correspondence was received as of the date of this report.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and comply with the recommendations of the North Bethesda-Garrett Park Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

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

Plan Name: Tilden Woods				
Plan Number: 120060220 (formerly 1-06022)				
Zoning: R-90				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Single Family detached				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	9,000 sq. ft.	10,788 sq. ft.	CAC	8/30/06
Lot Width	75 ft.	Must meet minimum	CAC	8/30/06
Lot Frontage	25 ft.	Must meet minimum	CAC	8/30/06
Setbacks				
Front	30 ft. Min.	Must meet minimum	CAC	8/30/06
Side	8ft. Min./ 25 ft. total	Must meet minimum	CAC	8/30/06
Rear	25 ft. Min.	Must meet minimum	CAC	8/30/06
Height	35 ft. Max.	May not exceed maximum	CAC	8/30/06
Max Resid'l d.u. or Comm'l s.f. per Zoning	2 dwelling units	2 dwelling units		
MPDUs	N/A			
TDRs	N/A			
Site Plan Req'd?	No			
FINDINGS				
<i>SUBDIVISION</i>				
Lot frontage on Public Street	Yes		CAC	8/30/06
Road dedication and frontage improvements	Yes		Agency letter	10/25/05
Environmental Guidelines	N/A		Staff memo	9/26/05
Forest Conservation	Exempt		Staff memo	9/26/05
Master Plan Compliance	Yes		CAC	8/30/06
Other				
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management	Yes		Agency letter	8/23/05
Water and Sewer (WSSC)	Yes		Agency Comments	11/7/05
Well and Septic	N/A			
Local Area Traffic Review	N/A			
Fire and Rescue	Yes		Agency letter	1/19/06

TILDEN WOODS (1-06022)



Map compiled on September 18, 2006 at 10:50 AM | Site located on base sheet no - 218NW07

NOTICE

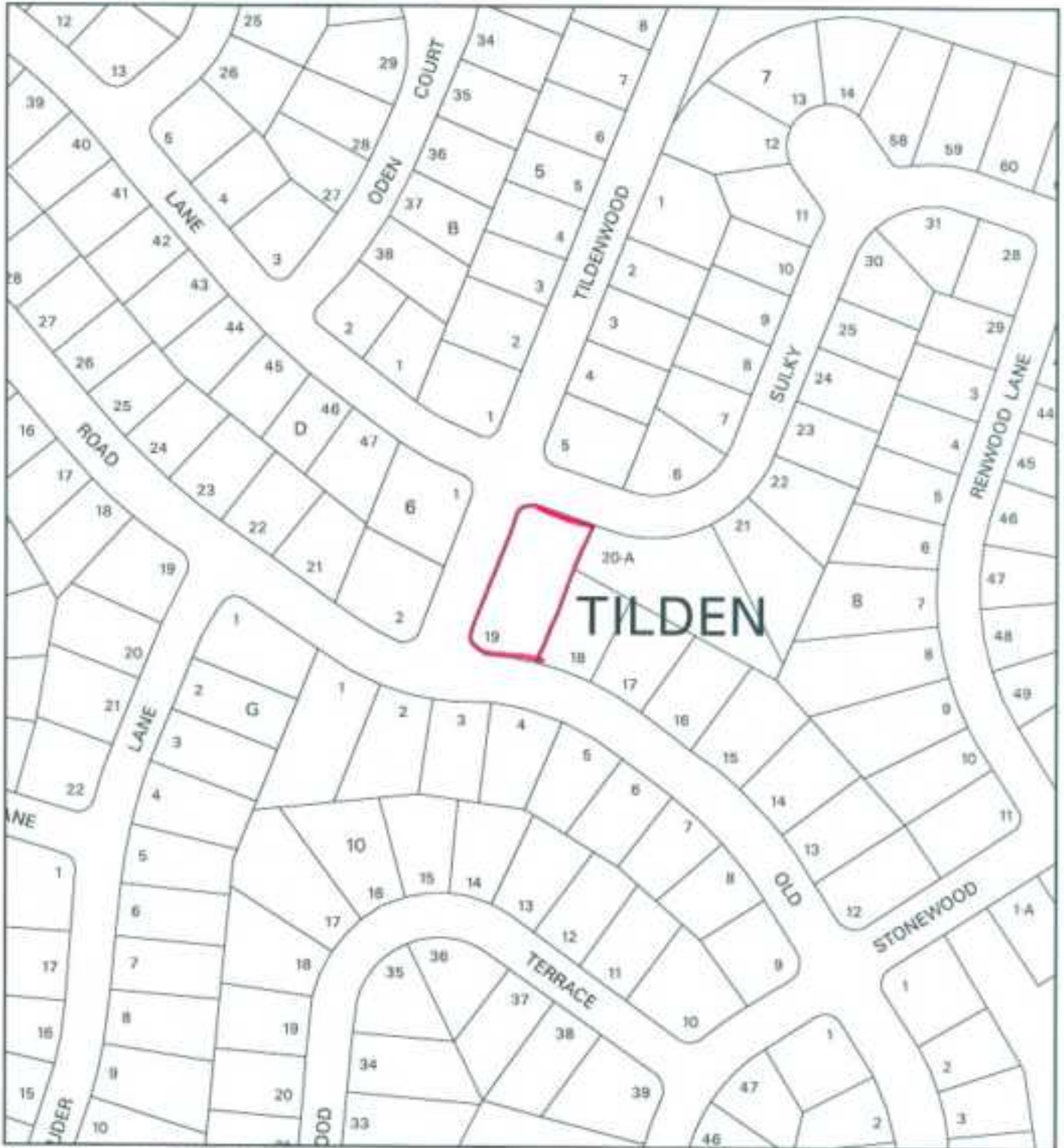
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TILDEN WOODS (1-06022)



Map compiled on September 19, 2006 at 10:33 AM. Site located on base sheet no - 215N007

NOTICE

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OLD STAGE ROAD
 (27' R/W)
 PRIMARY RESIDENTIAL ROAD
 MCDOT STD. NO. MC-212.01



CHECKED NOTES AND DEVELOPMENT DATA

1. ALL LOTS SHALL BE 100' WIDE.
2. ALL LOTS SHALL BE 100' DEEP.
3. ALL LOTS SHALL BE 100' WIDE.
4. ALL LOTS SHALL BE 100' DEEP.
5. ALL LOTS SHALL BE 100' WIDE.
6. ALL LOTS SHALL BE 100' DEEP.
7. ALL LOTS SHALL BE 100' WIDE.
8. ALL LOTS SHALL BE 100' DEEP.
9. ALL LOTS SHALL BE 100' WIDE.
10. ALL LOTS SHALL BE 100' DEEP.
11. ALL LOTS SHALL BE 100' WIDE.
12. ALL LOTS SHALL BE 100' DEEP.
13. ALL LOTS SHALL BE 100' WIDE.
14. ALL LOTS SHALL BE 100' DEEP.
15. ALL LOTS SHALL BE 100' WIDE.
16. ALL LOTS SHALL BE 100' DEEP.
17. ALL LOTS SHALL BE 100' WIDE.
18. ALL LOTS SHALL BE 100' DEEP.
19. ALL LOTS SHALL BE 100' WIDE.
20. ALL LOTS SHALL BE 100' DEEP.

Attachment B

SUBMITTER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

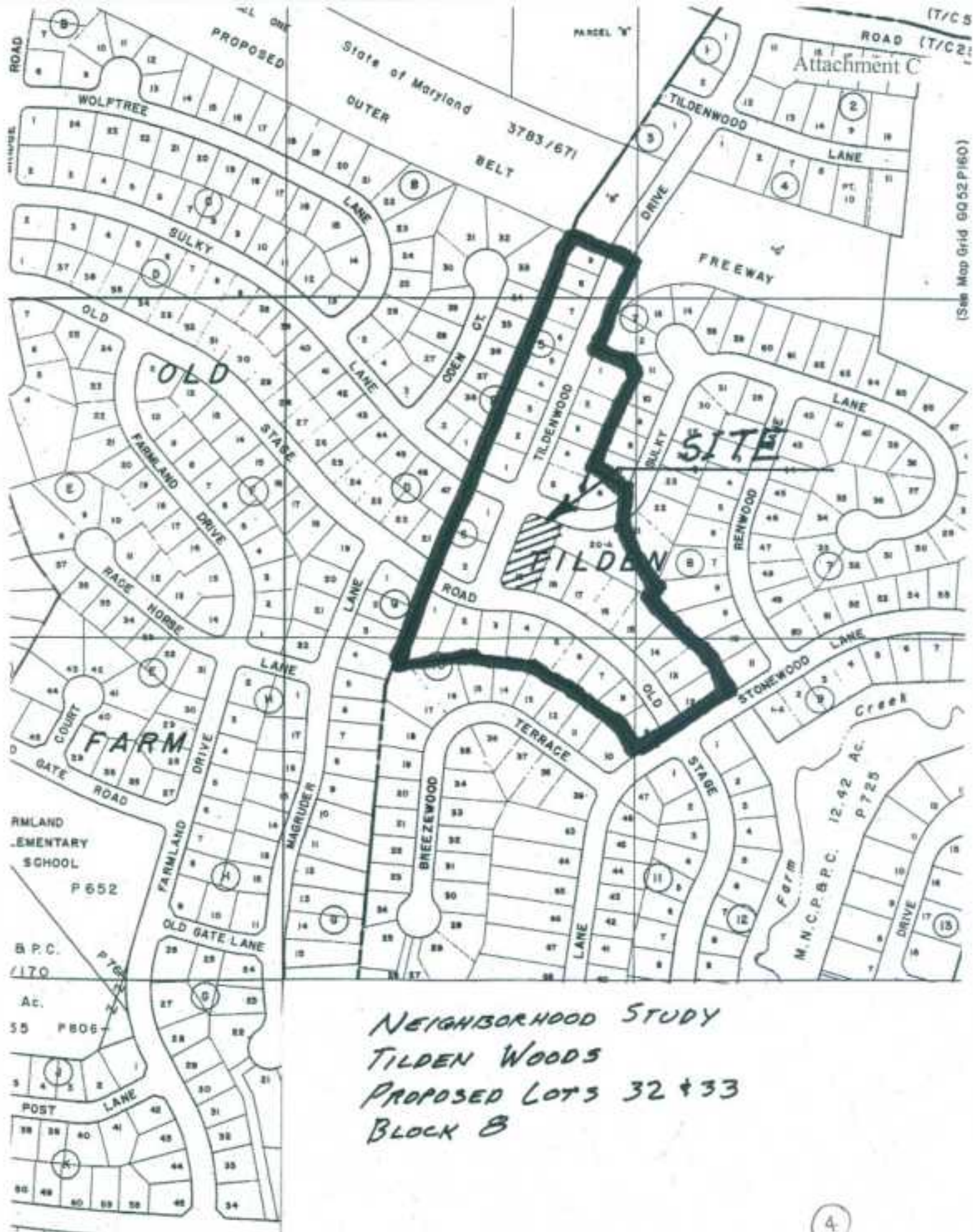
[Signature]
 [Name]
 [Address]

PRELIMINARY PLAN OF SUBDIVISION
PROPOSED LOTS 32 & 33 - BLOCK B
TILDEN WOODS

PREPARED BY: FOWLER ASSOCIATES, INC.
 1000 W. BROADWAY, SUITE 1000
 CHARLOTTE, NORTH CAROLINA 28202

NO.	REVISION	DATE
1	ISSUED FOR REVIEW	10/15/2011
2	REVISED PER COMMENTS	10/25/2011
3	REVISED PER COMMENTS	11/05/2011
4	REVISED PER COMMENTS	11/15/2011
5	REVISED PER COMMENTS	11/25/2011
6	REVISED PER COMMENTS	12/05/2011
7	REVISED PER COMMENTS	12/15/2011
8	REVISED PER COMMENTS	12/25/2011
9	REVISED PER COMMENTS	01/05/2012
10	REVISED PER COMMENTS	01/15/2012
11	REVISED PER COMMENTS	01/25/2012
12	REVISED PER COMMENTS	02/05/2012
13	REVISED PER COMMENTS	02/15/2012
14	REVISED PER COMMENTS	02/25/2012
15	REVISED PER COMMENTS	03/05/2012
16	REVISED PER COMMENTS	03/15/2012
17	REVISED PER COMMENTS	03/25/2012
18	REVISED PER COMMENTS	04/05/2012
19	REVISED PER COMMENTS	04/15/2012
20	REVISED PER COMMENTS	04/25/2012

3



(See Map Grid G052P160)

NEIGHBORHOOD STUDY
 TILDEN WOODS
 PROPOSED LOTS 32 + 33
 BLOCK B

4

Revised 5/23/06

TILDEN WOODS - Surrounding Neighborhood Data

Subdivision	Lot / Block No.	Lot Frontage	Lot Size	Buildable Area	Width @ BRL	Lot Alignment	Lot Shape
Tilden Woods	9 / 5	80'	9,549	3,510	80'	Perpendicular	Rectangle
Tilden Woods	8 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	7 / 5	93'	11,160	4,420	93'	Perpendicular	Rectangle
Tilden Woods	6 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	5 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	4 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	3 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	2 / 5	92'	11,040	4,355	92'	Perpendicular	Rectangle
Tilden Woods	1 / 5	211' CL	11,594	3,690	120'	Parallel	Rectangle
Tilden Woods	1 / 6	242' CL	15,631	6,300	120'	Parallel	Rectangle
Tilden Woods	2 / 6	239' CL	14,689	6,750	120'	Parallel	Rectangle
Tilden Woods	1 / 10	95'	19,814	10,150	95'	Perpendicular	Rectangle
Tilden Woods	2 / 10	76'	14,326	6,650	85'	Perpendicular	Rectangle
Tilden Woods	3 / 10	84'	11,874	4,800	84'	Perpendicular	Rectangle
Tilden Woods	4 / 10	102'	11,532	4,800	95'	Perpendicular	Rectangle
Tilden Woods	5 / 10	99'	11,371	4,400	90'	Perpendicular	Rectangle
Tilden Woods	6 / 10	87'	11,222	4,550	87'	Perpendicular	Rectangle
Tilden Woods	7 / 10	97'	10,845	4,200	90'	Perpendicular	Rectangle
Tilden Woods	8 / 10	95'	10,198	3,600	90'	Perpendicular	Rectangle
Tilden Woods	9 / 10	214' CL	12,708	4,250	123'	Parallel	Rectangle
Tilden Woods	12 / 8	231' CL	13,414	5,175	150'	Parallel	Rectangle
Tilden Woods	13 / 8	88'	13,427	6,650	90'	Perpendicular	Rectangle
Tilden Woods	14 / 8	86'	13,267	6,000	90'	Perpendicular	Rectangle
Tilden Woods	15 / 8	90'	14,728	7,125	90'	Perpendicular	Rectangle
Tilden Woods	16 / 8	89'	12,810	5,100	89'	Perpendicular	Rectangle
Tilden Woods	17 / 8	77'	11,786	4,800	82'	Perpendicular	Rectangle
Tilden Woods	18 / 8	81'	11,671	4,800	81'	Perpendicular	Rectangle
SUBJECT PROPERTY	32 / 8	206' CL	10,788	3,250	116'	Parallel	Rectangle
SUBJECT PROPERTY	33 / 8	198' CL	10,819	3,250	110'	Parallel	Rectangle
SUBJECT PROPERTY**	33 / 8	198' CL	10,819	2,575	110'	Parallel	Rectangle
Tilden Woods	20 / 8	172'	27,165	18,000	165'	Radial	Irregular
Tilden Woods	6 / 7	163' CL	9,809	3,400	120'	Radial	Pie
Tilden Woods	5 / 7	211' CL	11,914	3,600	120'	Parallel	Rectangle
Tilden Woods	4 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	3 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	2 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	1 / 7	120'	13,478	6,300	120'	Perpendicular	Rectangle

** Building Area after easements removed
 CL= Corner Lot

TILDEN WOODS - Neighborhood Rank by Frontage

Subdivision	Lot / Block No.	Lot Frontage	Lot Size	Buildable Area	Width @ BRL	Lot Alignment	Lot Shape
Tilden Woods	4 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	5 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	8 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	3 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	6 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	2 / 10	76'	14,326	6,650	85'	Perpendicular	Rectangle
Tilden Woods	17 / 8	77'	11,786	4,800	82'	Perpendicular	Rectangle
Tilden Woods	9 / 5	80'	9,549	3,510	80'	Perpendicular	Rectangle
Tilden Woods	3 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	2 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	4 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	18 / 8	81'	11,671	4,800	81'	Perpendicular	Rectangle
Tilden Woods	3 / 10	84'	11,874	4,800	84'	Perpendicular	Rectangle
Tilden Woods	14 / 8	86'	13,267	6,000	90'	Perpendicular	Rectangle
Tilden Woods	6 / 10	87'	11,222	4,550	87'	Perpendicular	Rectangle
Tilden Woods	13 / 8	88'	13,427	6,650	90'	Perpendicular	Rectangle
Tilden Woods	16 / 8	89'	12,810	5,100	89'	Perpendicular	Rectangle
Tilden Woods	15 / 8	90'	14,728	7,125	90'	Perpendicular	Rectangle
Tilden Woods	2 / 5	92'	11,040	4,355	92'	Perpendicular	Rectangle
Tilden Woods	7 / 5	93'	11,160	4,420	93'	Perpendicular	Rectangle
Tilden Woods	1 / 10	95'	19,814	10,150	95'	Perpendicular	Rectangle
Tilden Woods	8 / 10	95'	10,198	3,600	90'	Perpendicular	Rectangle
Tilden Woods	7 / 10	97'	10,845	4,200	90'	Perpendicular	Rectangle
Tilden Woods	5 / 10	99'	11,371	4,400	90'	Perpendicular	Rectangle
Tilden Woods	4 / 10	102'	11,532	4,800	95'	Perpendicular	Rectangle
Tilden Woods	1 / 7	120'	13,478	6,300	120'	Perpendicular	Rectangle
Tilden Woods	6 / 7	163' CL	9,809	3,400	120'	Radial	Pie
Tilden Woods	20 / 8	172'	27,165	18,000	165'	Radial	Irregular
SUBJECT PROPERTY	33 / 8	198' CL	10,819	3,250	110'	Parallel	Rectangle
SUBJECT PROPERTY**	33 / 8	198' CL	10,819	2,575	110'	Parallel	Rectangle
SUBJECT PROPERTY	32 / 8	206' CL	10,788	3,250	116'	Parallel	Rectangle
Tilden Woods	1 / 5	211' CL	11,594	3,690	120'	Parallel	Rectangle
Tilden Woods	5 / 7	211' CL	11,914	3,600	120'	Parallel	Rectangle
Tilden Woods	9 / 10	214' CL	12,708	4,250	123'	Parallel	Rectangle
Tilden Woods	12 / 8	231' CL	13,414	5,175	150'	Parallel	Rectangle
Tilden Woods	2 / 6	239' CL	14,689	6,750	120'	Parallel	Rectangle
Tilden Woods	1 / 6	242' CL	15,631	6,300	120'	Parallel	Rectangle

** Building Area after easements removed

CL= Corner Lot

TILDEN WOODS - Neighborhood Rank by Lot Size

Subdivision	Lot / Block No.	Lot Frontage	Lot Size	Buildable Area	Width @ BRL	Lot Alignment	Lot Shape
Tilden Woods	6 / 7	183' CL	9,809	3,400	120'	Radial	Pie
Tilden Woods	2 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	3 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	4 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	9 / 5	80'	9,549	3,510	80'	Perpendicular	Rectangle
Tilden Woods	8 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	3 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	4 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	5 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	6 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	8 / 10	95'	10,198	3,600	90'	Perpendicular	Rectangle
SUBJECT PROPERTY	32 / 8	206' CL	10,788	3,250	116'	Parallel	Rectangle
SUBJECT PROPERTY	33 / 8	198' CL	10,819	3,250	110'	Parallel	Rectangle
SUBJECT PROPERTY**	33 / 8	198' CL	10,819	2,575	110'	Parallel	Rectangle
Tilden Woods	7 / 10	97'	10,845	4,200	90'	Perpendicular	Rectangle
Tilden Woods	2 / 5	92'	11,040	4,355	92'	Perpendicular	Rectangle
Tilden Woods	7 / 5	93'	11,160	4,420	93'	Perpendicular	Rectangle
Tilden Woods	6 / 10	87'	11,222	4,550	87'	Perpendicular	Rectangle
Tilden Woods	5 / 10	99'	11,371	4,400	90'	Perpendicular	Rectangle
Tilden Woods	4 / 10	102'	11,532	4,800	95'	Perpendicular	Rectangle
Tilden Woods	1 / 5	211' CL	11,594	3,690	120'	Parallel	Rectangle
Tilden Woods	18 / 8	81'	11,671	4,800	81'	Perpendicular	Rectangle
Tilden Woods	17 / 8	77'	11,786	4,800	82'	Perpendicular	Rectangle
Tilden Woods	3 / 10	84'	11,874	4,800	84'	Perpendicular	Rectangle
Tilden Woods	5 / 7	211' CL	11,914	3,600	120'	Parallel	Rectangle
Tilden Woods	9 / 10	214' CL	12,708	4,250	123'	Parallel	Rectangle
Tilden Woods	16 / 8	89'	12,810	5,100	89'	Perpendicular	Rectangle
Tilden Woods	14 / 8	86'	13,267	6,000	90'	Perpendicular	Rectangle
Tilden Woods	12 / 8	231' CL	13,414	5,175	150'	Parallel	Rectangle
Tilden Woods	13 / 8	88'	13,427	6,650	90'	Perpendicular	Rectangle
Tilden Woods	1 / 7	120'	13,478	6,300	120'	Perpendicular	Rectangle
Tilden Woods	2 / 10	76'	14,326	6,650	85'	Perpendicular	Rectangle
Tilden Woods	2 / 6	239' CL	14,689	6,750	120'	Parallel	Rectangle
Tilden Woods	15 / 8	90'	14,728	7,125	90'	Perpendicular	Rectangle
Tilden Woods	1 / 6	242' CL	15,631	6,300	120'	Parallel	Rectangle
Tilden Woods	1 / 10	95'	19,814	10,150	95'	Perpendicular	Rectangle
Tilden Woods	20 / 8	172'	27,165	18,000	165'	Radial	Irregular

** Building Area after easements removed

CL= Corner Lot

TILDEN WOODS - Neighborhood Rank by Building Area

Subdivision	Lot / Block No.	Lot Frontage	Lot Size	Buildable Area	Width @ BRL	Lot Alignment	Lot Shape
SUBJECT PROPERTY**	33 / 8	198' CL	10,819	2,575	110'	Parallel	Rectangle
Tilden Woods	6 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	5 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	8 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	4 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
Tilden Woods	3 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
SUBJECT PROPERTY	33 / 8	198' CL	10,819	3,250	110'	Parallel	Rectangle
SUBJECT PROPERTY	32 / 8	206' CL	10,788	3,250	116'	Parallel	Rectangle
Tilden Woods	6 / 7	163' CL	9,809	3,400	120'	Radial	Pie
Tilden Woods	9 / 5	80'	9,549	3,510	80'	Perpendicular	Rectangle
Tilden Woods	2 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	4 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	3 / 7	80'	9,600	3,575	80'	Perpendicular	Rectangle
Tilden Woods	8 / 10	95'	10,198	3,600	90'	Perpendicular	Rectangle
Tilden Woods	5 / 7	211' CL	11,914	3,600	120'	Parallel	Rectangle
Tilden Woods	1 / 5	211' CL	11,594	3,690	120'	Parallel	Rectangle
Tilden Woods	7 / 10	97'	10,845	4,200	90'	Perpendicular	Rectangle
Tilden Woods	9 / 10	214' CL	12,708	4,250	123'	Parallel	Rectangle
Tilden Woods	2 / 5	92'	11,040	4,355	92'	Perpendicular	Rectangle
Tilden Woods	5 / 10	99'	11,371	4,400	90'	Perpendicular	Rectangle
Tilden Woods	7 / 5	93'	11,160	4,420	93'	Perpendicular	Rectangle
Tilden Woods	6 / 10	87'	11,222	4,550	87'	Perpendicular	Rectangle
Tilden Woods	3 / 10	84'	11,874	4,800	84'	Perpendicular	Rectangle
Tilden Woods	18 / 8	81'	11,571	4,800	81'	Perpendicular	Rectangle
Tilden Woods	17 / 8	77'	11,785	4,800	82'	Perpendicular	Rectangle
Tilden Woods	4 / 10	102'	11,532	4,800	95'	Perpendicular	Rectangle
Tilden Woods	16 / 8	89'	12,810	5,100	89'	Perpendicular	Rectangle
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Tilden Woods	6 / 5	75'	9,000	3,250	75'	Perpendicular	Rectangle
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** Building Area after easements removed

CL= Corner Lot

Agency Correspondence

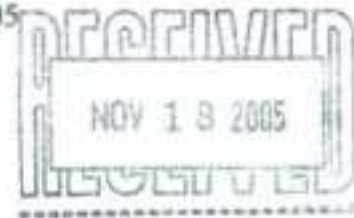


DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

October 25, 2005



Ms. Catherine Conlon, Subdivision Supervisor
Development Review Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 1-06022
Tilden Woods

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated August 17, 2005. This plan was reviewed by the Development Review Committee at its meeting on September 26, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
3. In accordance with Section 49-35 (e) of the Montgomery County Code, sidewalks are required on Sulky Lane to serve the proposed subdivision.
4. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.



Division of Operations

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

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Ms. Catherine Conlon
Preliminary Plan No. 1-06022
October 25, 2005
Page 2

5. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
6. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Construct a four (4) foot wide concrete sidewalk across the Sulky Lane site frontage to connect with the existing sidewalk on Tildenwood Drive. Provide a handicap ramp at the intersection of Sulky Lane and Tildenwood Drive.
 - B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Sam Farhadi at sam.farhadi@montgomerycountymd.gov or (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager
Traffic Safety Investigations and Planning Team
Traffic Engineering and Operations Section

m:/subdSI/previm plans/1-06022, Tilden Woods, gml revs

Enclosure

cc: Gary M. Fowler; Fowler and Associates, Inc.
Alexander I. and Miry Livnat
Stephen J. Orens; Dufour and Orens, Chtd.
Shahriar Etemadi; M-NCPPC TP
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR

Facility/Subdivision Name: Tilden Woods

Preliminary Plan #: _____

Street Name: Old Stage Rd.
Tildenwood Dr.Master Plan: Primary
Classification: ResidentialPosted Speed Limit: 25 MPHStreet/Drwy. 1 (Proposed Lot 32 - Existing driveway
old stage road)Sight Distance (feet) OK?
Right 400+ ✓
Left 400+ ✓

Comments: _____

Street/Drwy. 2 (Proposed Lot 33
Tildenwood Drive)Sight Distance (feet) OK?
Right 700+ ✓
Left 220' ✓To Ex. Intx. ("T")
old stage Rd. and
Tildenwood Drive

Comments: _____

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
<u>Primary</u> - 35	<u>250</u>
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

Source AASHTO

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing).

ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Signature: _____

Date: 7/22/2005

SEAL

4214

LS/P.E. MD Reg. No. _____

Accepted By: [Signature]Date: 10/25/05

August 23, 2005

Mr. Gary Fowler
Fowler Associates, Inc.
255 N. Washington Street, Suite 300
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request
for Tilden Woods
SM File #: 218280
Tract Size/Zone: 0.50 acres/ R90
Total Concept Area: 0.50 acres
Lots/Block: 28,29/ 8
Watershed: Cabin John Creek

Dear Mr. Fowler:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control thru the use of dry wells. Roof drain overflow pipes are to be connected to the existing public 48 inch storm drain pipe. A yard inlet and pipe for surface flows will also be utilized. Channel Protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **condition(s)** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

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

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

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

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable

Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Richard Gee at 240-777-6333.

Sincerely,

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

RRB:dm CN218280

cc: R. Weaver
S. Federline
SM File # 218280

QN -NA: Acres:
QL - On site: Acres: 0.50
Recharge is provided

EPD Recommendation to Dev Rev Div: XX Approve: NO conditions

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Cathy Conlon?Richard Weaver
Development Review Division

SUBJECT: Plan # 1-06022, Name Tilden Woods
DRC date: Monday, September 26, 2005

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

SUBMITTAL ADEQUACY

XX Plan is complete.

XX Forest Conservation has been waived as a "Small Property" per approved NRI/FSD #4-05331e

EPD RECOMMENDATIONS:

XXX Approval.

SIGNATURE: Steve Federline 301-495-4550
Steve Federline, Environmental Planning
Countywide Planning Division

DATE: 9/26/05

cc: engineer/applicant

WSSC Comments on Items for September 26, 2005

Development Review Committee Meeting

File Number	Project Name	Substantial Comments
1-06022	TILDEN WOODS	<p><u>WATER AND SEWER AVAILABLE</u></p> <p>Existing 8-inch water mains in Old Stage Road and Tildenwood Drive and a 6-inch water main in Sulky Lane abut the subject property. Also, an existing 8-inch water main traverses the northern portion of the property. Connections can be made directly to these mains to obtain water and sewer service.</p> <p><u>PAY SERVICE CONNECTION AND APPLICABLE FEES AND CHARGES</u></p> <p>Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements.</p> <p>For connection information, it will be necessary for you to contact the Permit Services Group at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweitzer Lane, Laurel, Maryland 20707.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u></p> <p>System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p> <p><u>RELOCATIONS REVIEW REQUIRED</u></p> <p>The proposed 2 story house is proposed on the edge of an existing sewer right-of-way. Preliminary review indicates that the structure will impose force on the existing sewer since the foundation is within the angle of repose for the sewer main. You will be required to submit foundation plans for the house with elevations based on WSSC benchmarks. Accordingly, review and approval is required from the WSSC Relocations Unit. Contact Mr. Ahmad Karami at <u>301-206-8672</u>.</p> <p style="text-align: right;">301-206-8672</p>

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DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

August 23, 2005

Mr. Gary Fowler
Fowler Associates, Inc.
255 N. Washington Street, Suite 300
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request
for Tilden Woods
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Tract Size/Zone: 0.50 acres/ R90
Total Concept Area: 0.50 acres
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SM File # 218280

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