



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

**MCPB**  
**ITEM #**  
**4/10/08**



**MEMORANDUM**

**DATE:** March 27, 2008

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief. *RK*  
Development Review Division

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

**REVIEW TYPE:** Preliminary Plan Amendment

**APPLYING FOR:** Additional camp housing square footage

**PROJECT NAME:** Girl Scout Council of the Nation's Capital

**CASE NO.** 11988167A

**REVIEW BASIS:** Pursuant to Chapter 50, the Subdivision Regulations

**ZONE:** RC

**LOCATION:** On the south side of Brighton Dam Road, approximately 4,000 feet east of  
New Hampshire Avenue (MD 650)

**MASTER PLAN:** Olney

**APPLICANT:** Girl Scout Council of the Nation's Capital

**ENGINEER:** Site Solutions Inc.

**ATTORNEY:** Holland & Knight LLP

**FILING DATE:** June 11, 2007

**HEARING DATE:** April 10, 2008

**Staff Recommendation:** Approval of the proposed amendment subject to the following conditions:

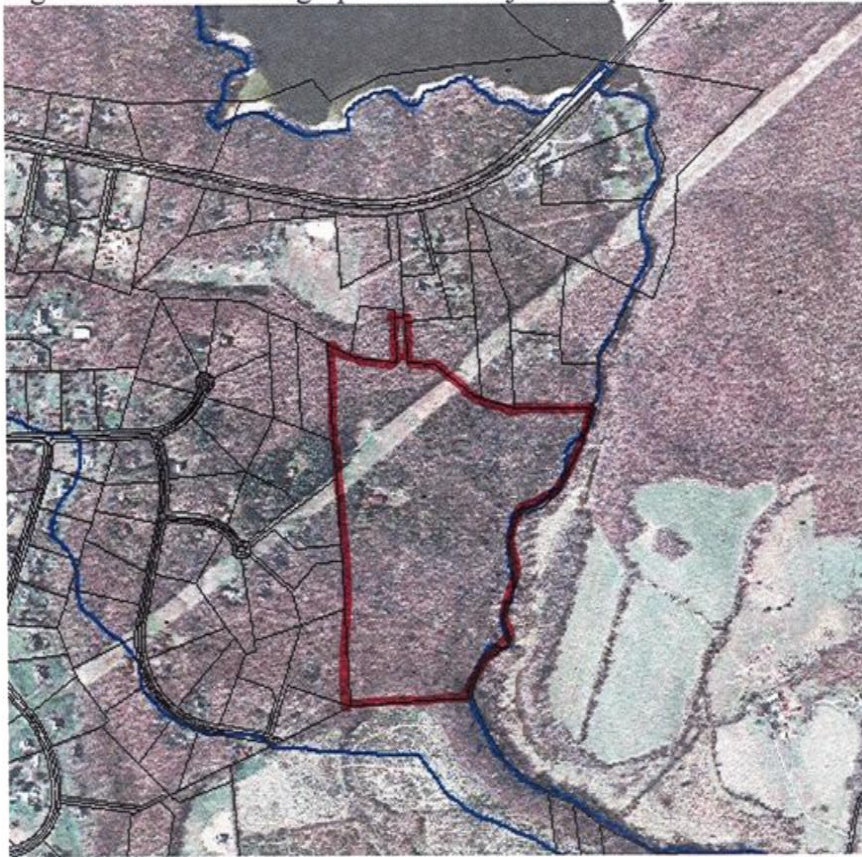
- 1) Development under this preliminary plan amendment is limited to two 1,860 square foot troop houses in addition to the previously approved 7,600 square foot assembly building (lodge) and associated caretaker's quarters.
- 2) The Applicant must comply with all conditions of the preliminary forest conservation plan prior to recording of plat or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
- 3) Prior to issuance of building permits, the Applicant must record a new plat for the property that reflects the Category I conservation easements and new septic easements as shown on the preliminary plan amendment. The record plat submittal must include verification that the access driveway does not encroach onto the adjacent parcel P833, or that an ingress/egress easement has been provided for the driveway by the owner of the parcel.
- 4) Prior to the issuance of building permits, the Applicant must amend the existing Agreement with the Planning Board, dated August 1, 1990, as necessary to reflect the conditions of this amendment.
- 5) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated July 11, 2007.
- 6) The Applicant must comply with the conditions of the MCDPS-Well and Septic approval dated October 15, 2007.
- 7) The Applicant must comply with the conditions of the Montgomery County Department of Public Works and Transportation (MCDPWT) letter dated February 21, 2008, unless otherwise amended by MCDPWT.
- 8) All other applicable conditions of approval as contained in the Planning Board Opinion of the original preliminary plan remain in full force and effect.

#### **SITE DESCRIPTION and SURROUNDING AREA:**

The property, shown below and in Attachment A, is a recorded parcel located on the south side of Brighton Dam Road, approximately 4,000 feet east of its intersection with New Hampshire Avenue (MD 650). It is zoned RC and contains approximately 60 acres. Surrounding uses include one-family detached residential lots in the RC zone to the north and west, and the Patuxent River State Park to the northeast, east and south. The property contains an existing Girl Scout camp, Camp Brighton Woods, that includes a currently constructed 6,400 square foot lodge building, caretaker's quarters and a variety of accessory camping structures such as privies, picnic shelters, and tent shelters with dirt floors and roofs.

The property is within the Patuxent River watershed, a Use IV-P watershed, and is located almost directly below the Triadelphia Reservoir. The mainstem of the Patuxent River flows from north to south along the eastern property boundary and there are tributary streams along the northern property boundary, and bisecting the southern portion of the property. A significant portion of the overall site falls within the environmental buffers associated with these streams and the associated floodplain and steep slope areas. The property contains 48.4 acres of existing forest.

Figure 1. Aerial Photograph of the Subject Property.



## BACKGROUND

A Special Exception for Camp Brighton Woods was granted by the County Board of Appeals in 1988 (Case No. S-1602). That approval was conditioned on the subsequent approval of a preliminary plan of subdivision which was granted by the Planning Board on March 12, 1990 (see Opinion in Attachment B). The preliminary plan was conditioned in part on,

“Agreement with Planning Board to limit the development to a 7,600 square foot assemblies building (lodge) with caretaker’s quarters. Agreement to include restrictions associated with the limits of disturbance as shown on the 12/5/89 plan.”

This Agreement (shown in Attachment C) was executed on August 1, 1990. Development is also limited by two other agreements. Those are:

1. A Consent Agreement, dated March 17, 1990, between the Girl Scouts and the Department of Health which provides that “No further expansion of camp use/building without additional septic reserve area acceptable to the Department of Health”; and
2. A Declaration of Covenants, dated February 15, 1991, signed by the Girl Scouts that provides that the basement of the existing lodge will not be used for more than 49 people.

## PROPOSED AMENDMENT

The subject preliminary plan amendment requests two additional small troop houses on the property (Attachment D). Each one will be 1,860 square feet, for a total of 3,720 additional square feet of development on the property. The amendment also includes re-delineation of the on-site environmental buffers and recordation of conservation easements.

## ANALYSIS AND FINDINGS

### Compliance with the Olney Master Plan

The Approved and Adopted 2005 Olney Master Plan retains the RC zoning of the subject property and adds it to the Legacy Open Space Plan as a Class II Water Supply Target Area site. The Plan recommends environmental protection with conservation easements as long as the Girl Scout use continues, and through dedication or acquisition if the land use changes. The proposed amendment is consistent with the recommendations of the Master Plan because it continues the existing Girl Scout camp use and expands upon the environmentally sensitive area that will be included in conservation easements.

### Public Facilities

#### *Roads and Transportation Facilities*

The proposed troop houses will not generate any additional vehicle trips during the morning or evening peak hours. Therefore, the application is not subject to Local Area Transportation Review (LATR) or Policy Area Mobility Review (PAMR). Access to the property is adequately provided by an existing driveway that extends from Brighton Dam Road to the edge of the property via an existing 60 foot wide Ingress and Egress easement. Once the driveway enters the property, there is one location where it appears to be constructed over the property line shared with an adjacent undeveloped parcel. At the time of record plat, the Applicant will have to either verify that they have an easement for the driveway from the adjacent property owner or move the driveway. Because of the rural nature of the area, there are no sidewalks along Brighton Dam Road or accessing the site. There are internal, unpaved paths that provide access and circulation between the camp uses. Vehicle and pedestrian access for the property is safe and adequate.

#### *Other Public Facilities and Services*

Other necessary public and private facilities and services are available and will be adequate to serve the property. The property is served by private septic and wells. MCDPS Well and Septic and the Montgomery County Department of Environmental Protection (MCDEP) have granted approval of the expanded "multi-use" septic system to accommodate the proposed expansion. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Growth Policy Resolution currently in effect.



## Environment

The plan meets all applicable requirements for protection of environmentally sensitive areas and complies with the County Forest Conservation Law. It also satisfies the natural resources protection recommendations of the Legacy Open Space Master Plan.

### *Environmental Guidelines*

There are 48.4 acres of forest (all high priority), multiple streams, extensive floodplain, and some steep slopes on the subject property. The existing and proposed lodge buildings are located to avoid conflict with these sensitive areas. All environmental buffer area will be protected within the proposed conservation easements. The preliminary plan amendment is in compliance with the Planning Board's Environmental Guidelines.

### *Forest Conservation*

The applicant submitted a preliminary forest conservation plan for the entire property as part of this amendment. To meet the requirements of the Forest Conservation Law, the plan proposes to place 30.46 acres of existing forest in Category I conservation easement and an additional 5.54 acres in Category II conservation easement. The Category II easement area reflects forest that is used as part of the camp and may include non-permanent structures such as tent shelters. This use is only minimally disturbing to the surrounding trees and is, therefore, acceptable. A total of 36.0 acres, or 59.6% of the net tract area, will be placed into conservation easement. The proposed forest conservation plan is in compliance with the forest conservation law.

## Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the proposed amendment on July 11, 2007. The concept consists of on-site water quality control and on-site recharge via the use of nonstructural measures. Structural control of channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cubic feet per second.

## Existing Agreement to Limit Disturbance

The proposed troop houses have been located to minimize additional disturbance and limit tree clearing. The application continues to protect the "no disturbance area" specified in the August 1, 1990 agreement with the Planning Board and expands on that by placing that area in Category I conservation easements. The amendment meets the requirements of the existing agreement, and the agreement will be modified as part of this application to reflect the requested additional development.

### Citizen Correspondence

The applicant properly notified adjacent and confronting property owners and nearby civic and homeowner's associations that this preliminary plan amendment had been filed with the M-NCPPC and that it was under review. In addition, notice of the public hearing was sent to the adjacent and confronting property owners and citizens associations on March 28, 2008. As of the date of this report, we not received any letters of concern regarding the application.

### **CONCLUSION**

Based on the analysis above, staff recommends approval of the preliminary plan amendment to add two troop houses for a total of 3,720 additional square feet of development with the specified conditions. All other applicable conditions of approval contained in the Planning Board Opinion for Preliminary Plan 119881670 (formerly 1-88167) remain in full force and effect.

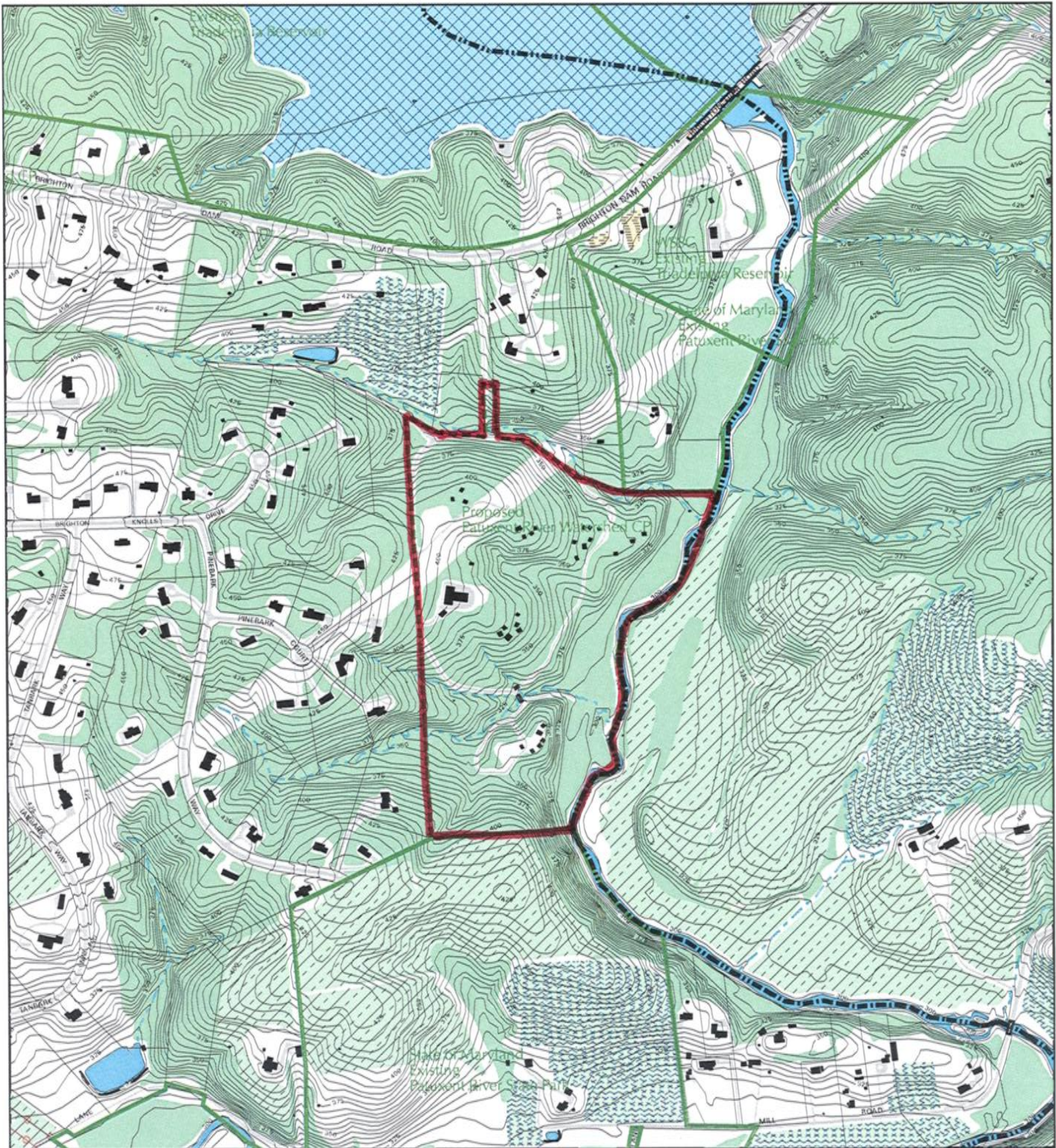
#### **Attachments:**

- Attachment A – Site Vicinity Map
- Attachment B – Preliminary Plan Opinion
- Attachment C – Limit of Disturbance Agreement
- Attachment D – Preliminary Plan Amendment
- Attachment E – Agency Correspondence



## GIRL SCOUT COUNCIL (11988167A)

## VICINITY MAP



Map compiled on March 27, 2008 at 5:46 PM | Site located on base sheet no - 227NW01

## NOTICE

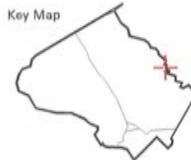
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



Research & Technology Center  
0 800  
1 inch = 800 feet  
1 : 9600





## MONTGOMERY COUNTY PLANNING BOARD

## OPINION

Preliminary Plan 1-88167  
NAME OF PLAN: GIRL SCOUTS/DC

On 05-27-88, GIRL SCOUTS COUNCIL/DC, submitted an application for the approval of a preliminary plan of subdivision of property in the RC zone. The application proposed to create 1 lots on 59.90 ACRES of land. The application was designated Preliminary Plan 1-88167. On 03-08-90, Preliminary Plan 1-88167 was brought before the Montgomery County Planning Board for public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and the information on the Preliminary Subdivision Plan Application form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-88167 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-88167, subject to the following conditions:

Approval, including waiver of lot frontage  
Article 50-29(a)(2), subject to:

1. Agreement with Planning Board to limit the development to a 7,500 square foot building (lodge) with scoutmaster's quarters. Agreement to limit restrictions associated with the limits of disturbance as shown on 11/8/88 plan
2. Conditions of DEP stormwater management waiver dated 9/15/88
3. Conditions of Health Department memo dated 11/26/89
4. Conditions of Columbia Gas Transmission Corporation requirements for construction
5. Revised plat to reflect delineation of 100-year floodplain and stream buffer



6. Applicant to work with owner of Parcel 900 for the purpose of establishing ingress and egress easement
7. Necessary easements
8. Record plat to reflect ingress and egress easement to Brighton Dam Road for Girl Scouts property use

AGREEMENT

THIS AGREEMENT, made this 1st day of August, 1990, by and between GIRL SCOUT COUNCIL OF THE NATION'S CAPITAL, (hereinafter referred to as "Applicant") and the MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (hereinafter the "Planning Board");

WHEREAS, Applicant is the owner in fee simple of Parcel A, Girl Scout Council of the Nation's Capital ("Property"), more particularly identified in deeds recorded in Liber 2306, folio 425 and Liber 2870, folio 413, subject to easements, rights-of-way, covenants and restrictions of record; and

WHEREAS, Applicant has, since 1957, continuously utilized the entire 59.5 acres of Parcel A for overnight camping using primitive wooden shelters and tents with well water and privy toilets; and

WHEREAS, Applicant has been granted a special exception by the County Board of Appeals for Montgomery County to construct a covered lodge on a prescribed and limited portion of the Property as an adjunct to the continued use of the entire property for overnight camping and related activities. Said grant having been with the recommendation of the Development Review Division of the Planning Board; and

WHEREAS, in conformity with a condition of the granted special exception, the Applicant submitted a subdivision plan to the Planning Board which approved the same, provided Applicant and the Planning Board enter into an agreement for necessary restrictions binding Applicant, its heirs, successors and assigns to be noted on the record plat, and

Whereas, by the execution of this instrument, Applicant intends to create restrictions on the Property necessary to meet the conditions of subdivision approval. The purposes of these restrictions are to limit the construction of permanent structures on the Property; to limit the use of the Property so that persons and properties will not be harmed by overburdened public facilities; and to protect existing trees and other natural conservation values of the Patuxent River stream valley. Applicant intends that the restrictions created by this instrument shall be binding on itself, its successors, assigns and lessees and on the land and improvements described herein in perpetuity or until released with the consent of the Planning Board.

NOW, THEREFORE, in consideration of the mutual promises and stipulations set forth herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in accordance with the approval of the subdivision of the Property and of the premises and the covenants contained herein, the parties, their successors and assigns, hereby covenant and agree as follows:

1. The recitals set forth above are hereby incorporated herein by reference and made a part hereof.

2. Development of permanent building structures on the Property is limited to a 7,600 square foot Assemblies Building.



(Lodge) with Caretaker's Quarters and appurtenances. Development and use of the Property are restricted in the manner specified by the conditions of the Planning Board in Preliminary Plan No. 1-88167.

3. Applicant must not build any additional permanent building structures or add additional floor area to the Assemblies Building (Lodge) without review and approval by the Planning Board.

4. The Property shall be subject to a "No Disturbance Area" as shown on the approved preliminary plan and final record plan (Being generally a 500 ft. wide strip from the main stem and a 200 ft. wide strip from tributaries of the Patuxent River) and the Applicant is willing to impose upon their Property in said area the following conditions and limitations:

a. That no permanent improvements be made within the "no disturbance area" which would in any way interfere with the natural ground cover and drainage.

b. That no tree larger than six (6) inches in diameter (as measured at that point four feet from ground level) or thirty (30) feet in height as measured from ground level, and no mature or stable shrubs shall be cut down, removed or destroyed without the written consent of the Commission, except that hazardous trees or limbs and noxious weeds may be removed to protect health and safety. Seedling shrubbery or seedling trees may be grubbed up or cut down in accordance with good conservation practice and campsite and trail maintenance.

c. That no dumping of ashes, trash, sawdust, grass clippings or other unsightly or offensive material shall be placed

or permitted within said "no disturbance area."

d. That no alterations, excavations, grading or other changes be made to the general character and topography of the landscape of said area save and excepting to the existing campsites (with shelters and privies), unimproved roads and trails, and amphitheater (with stage and benches).

e. That no new permanent roadway shall be constructed in the "no disturbance area" without the written consent of the Commission.

5. Applicant must notify the Planning Board of an application for a building permit or a use and occupancy permit for the Property. Applicant will not seek a building permit or a use and occupancy permit for a structure or use on the Property that violates the restrictions created herein without the approval of same by the Planning Board and Montgomery County, Maryland may withhold issuance of any such permit.

6. Representatives or designees of the Planning Board may enter upon the Property from time to time at reasonable hours and with reasonable notice to the applicant for the purpose of inspection and enforcement of the terms, conditions and restrictions created herein. Wherever possible, a representative of Applicant shall be present at an inspection. In the event that the representative or designee determines on the basis of the inspection that the restrictions created herein are being violated, the representative or designee must promptly advise

Applicant concerning the problem.

7. The Planning Board, the Maryland-National Capital Park and Planning Commission and Montgomery County, Maryland have

the

right to bring an action for any legal or equitable relief necessary to enforce the restrictions created herein.

8. This Agreement shall bind and inure to Applicant, its successors and assigns. Wherever this Agreement refers to the Montgomery County Planning Board, it shall also refer to any successor agency, if any.

9. A notation of this agreement must be made on any record plat for the Property.

10. This Agreement may only be modified in writing signed by the parties hereto, their heirs, successors or assigns.

Note, signature page following.



IN WITNESS WHEREOF, this instrument has been executed  
by Applicant and the Planning Board on the day and year  
hereinbefore written.

ATTEST:

GIRL SCOUT COUNCIL OF THE  
NATION'S CAPITAL

*A. Angela Lancaster*  
A. ANGELA LANCASTER, Sec.

*Lois E. Bell*  
LOIS E. BELL, Pres.

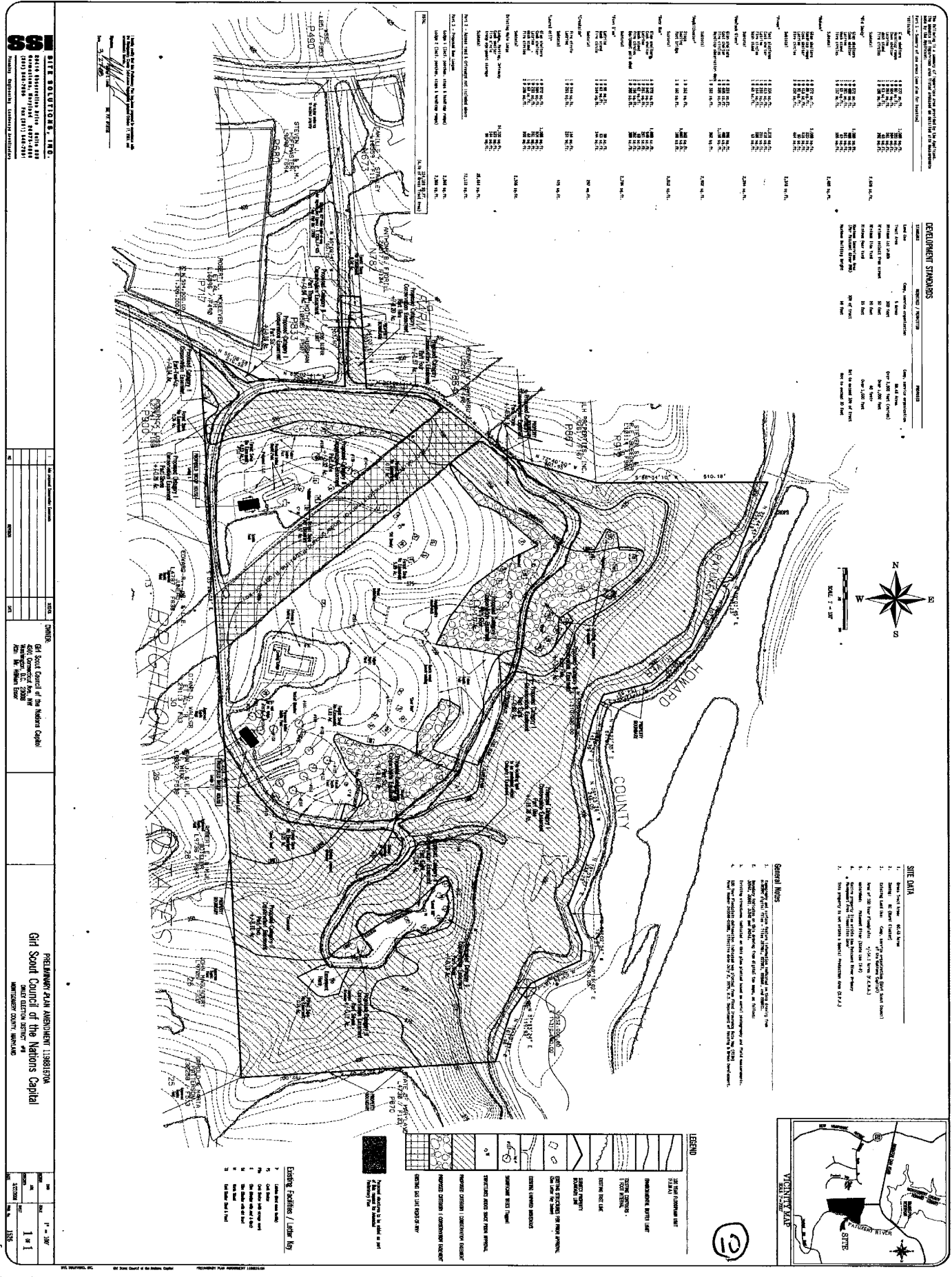
MONTGOMERY COUNTY PLANNING  
BOARD

*Carra T. Brasili*

By: *James A. Van Horn*  
Acting Director

APPROVED AS TO LEGAL SUFFICIENCY

*[Signature]*  
M-10770 Legal Department  
Date 8/3





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## FIRE MARSHAL COMMENTS

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**DATE:** AUGUST 21, 2007  
**TO:** AL BLUMBERG - SITE SOLUTIONS  
**FROM:** TYLER MOSMAN  
**RE:** GIRL SCOUTS, BRIGHTON DAM ROAD, 1-1988167A

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### PLAN APPROVED.

1. Review based only upon information contained on the plan submitted 08-20-07. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services  
MNCPPC-MC





DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

July 11, 2007

Mr. Jeff Lewis  
Site Solutions Inc.  
20410 Observation Boulevard  
Germantown, MD 20876

Re: Stormwater Management **CONCEPT** Request  
for Camp Brighton Woods  
Preliminary Plan #: Pending  
SM File #: 231535  
Tract Size/Zone: 60.5/RC  
Total Concept Area: 75ac  
Lots/Block: N/A  
Parcel(s): A  
Watershed: Upper Patuxent

Dear Mr. Lewis:

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

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

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

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

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

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

(12)

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



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

RRB:dm CN 231535

cc: C. Conlon  
S. Federline  
SM File # 231535

QN - On Site; Acres: .75ac  
QL - On Site; Acres: .75ac  
Recharge is provided

(13)



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
*County Executive*

Carla Reid Joyner  
*Director*

MEMORANDUM

October 18, 2007

TO: Cathy Conlon, Development Review,  
Maryland National Capital Park and Planning Commission

FROM: Carla Reid, Director  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: # 1-88167 (amendment),

Girl Scout Council of the Nations  
Capital

This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on October 15, 2007.

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.
2. All existing buildings must be shown on the plan.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc:

Surveyor  
File

14



DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett  
County Executive

Arthur Holmes, Jr.  
Director

February 21, 2008

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

RE: Preliminary Plan #1-1988167A  
Girlscout Council of Nations Capital

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 06/07/07. This plan was reviewed by the Development Review Committee at its meeting on July 30, 2007. 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. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.
2. The sight distances study that was submitted for the existing entrance to the development indicated insufficient sight distances to the right. Also, the applicant's submitted data indicate the girl scouts and employees utilizing the aforementioned entrance come from Montgomery County side only and the traffic to and from Howard County (from this access point) is negligible. Therefore the following safety measures are to be implemented for the projected left turns out of the site:  
Install a set of hazard identification beacons (flashers). They are to be installed on a warning sign assembly. This proposed warning sign should be a combined assembly of W2-2+W13-1(30mph) and Girl Scout black and yellow advance street name panel. This proposed warning sign with flashers should be installed at approximately 450 feet in advance of the girls scout driveway along westbound direction. In addition, the approaching sight distance of this proposed assembly should not be less than 250 feet.  
Furthermore, the proposed flashers should be programmable and should flash only when there are activities in the girls scout facility.
3. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.

15

Division of Operations

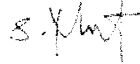


4. Private common driveways and private streets shall be determined through the subdivision process as part of the Planning Board's approval of a preliminary plan. The composition, typical section, horizontal alignment, profile, and drainage characteristics of private common driveways and private streets, beyond the public right-of-way, shall be approved by the Planning Board during their review of the preliminary plan. Also homeowners' documents to establish each driveway user's (property owner's) rights & responsibilities with respect to use, maintenance, & liability of the common driveway.
5. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to wells and/or septic systems.
6. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
7. 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.
8. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
9. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.
10. 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. Install a set of hazard identification beacons (flashers) as detailed in item 2 above.
  - 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 me at [sam.farhadi@montgomerycountymd.gov](mailto:sam.farhadi@montgomerycountymd.gov) or (240) 777-6000.

Ms. Catherine Conlon  
Preliminary Plan No. 1-1988167A  
Date February 21, 2008  
Page 3

Sincerely,



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

m:/subdivision/farhas01/preliminary plans/ 1-1988167A, Girlscout Council of Nations Capital.doc

Enclosures ()

cc: William Ensor; Girl Scout Council of the Nation's Capital  
Alfred Blumberg; Site Solutions Inc  
Susan Retershan; Holland & Knight  
Joseph Y. Cheung; DPS RWPPR  
Henry Emery; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Shahriar Etemadi; M-NCPPC TP  
Emil Wolanin; DPWT TEOS  
Fred Lees; DPWT TEOS  
Gregory Leck, DPWT TEOS  
Khursheed Bilgrami; DPWT TEOS  
Preliminary Plan Folder  
Preliminary Plans Note Book

