



FIRE MARSHAL COMMENTS

DATE: 02-Aug-12
TO: Brian Donnelly
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Goddard School - Olney
720110040 120120150 820120110

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **02-Aug-12**. 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.



FIRE CODE ENFORCEMENT

August 1, 2012 **Fire Department Access Review**

Mrs. Marie LaBaw, PhD, PE
Engineering, Fire Code Enforcement
Office of the Fire Marshal
Montgomery County Fire and Rescue Services
255 Rockville Pike, 2nd Floor
Rockville, Md. 20850

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors, or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

SMC 93 8/2/12

Re: Goddard School in Olney
MNCPPC # 120120150
MHG No. 2010.131

Dear Ms. LaBaw,

As we've discussed, due to the irregular shape of the property, site constraints (i.e.: Development Restrictions, Topography and Building Program), and limitations on fire department apparatus access, the proposed development will require a performance based analysis to meet the Montgomery County Executive Regulation 29-08u.c. (MCER).

MCER – Section 9.c. Access to Side Hinged Door

In order to provide fire vehicle access to within 50' of the side hinged main entrance door, a modification to the curbing on the site plan is necessary. With the curbing change we've proposed, the fire truck will be capable of pulling into the one way access lane immediately in the front of the school and will be well within the 50' specification defined in Section 29-08AM. The following justification is based on code interpretation you provided as part of the plan review. Based on your email, dated 7/21/12 mountable curb is not acceptable practice in urban areas and may create a potential hazard due to the shared pedestrian/vehicle space. We have not been able to provide a workable solution with the Montgomery County Traffic Engineering and Operations Section to modify the entrance to allow fire truck access into the visitor parking in front of the school, therefore, providing the 50' fire truck access required by Section 9.c. of the MCER does not look possible.

Based on the discussion you had with Brian Donnelly, Macris, Hendricks & Glasscock, on 7/23/2012 you have indicated that it would be acceptable for the fire truck to pull into the alley immediately in front of the building and to park there if responding to a fire emergency. However, while this eliminates your concern with the "mountable curb" and Mr. Farhadi's concern with other modifications to the curbing design, parking the fire truck in the alleyway

Engineering, Fire Code Enforcement
Montgomery County Fire and Rescue Services
Re: Goddard School – Olney
July 27, 2012

increases the distance to the side hinged main entrance door to approximately 65'. Because every point in the interior of the building can be reached within the standard 200 foot pre-connected hoseline, you have indicated this will be an acceptable design approach and will meet the "performance criteria" needed to approve the project. Provided this does not constitute a safety issue, we are comfortable with you granting the "performance-based" approval in order to eliminate Mr. Farhadi's objections to our proposed curbing modifications.

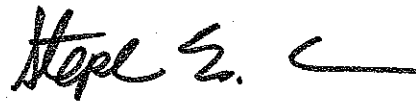
In addition, from our discussions, it is our understanding that it is standard operation for Montgomery County Fire-Rescue vehicles to carry 200' pre-connected hand lines on all fire trucks responding to emergency fire calls. Even though the fire truck will now be < 65' (versus < 50') from the side hinged front entry door, the building depth is < 120' and therefore the furthest point of the building is less than 200 feet from the fire truck in the alley (the fire access lane) and fire hydrant connection. Therefore the ~15' of extra distance from the fire truck to the front entrance door (65' versus 50') in no way hinders first responders from fighting a fire from any location within the building again supporting a "performance based" approval of Section 9.c. of the MCER.

MCER – Administrative Interpretation Fifteen Foot Clearance Around Building Perimeter

Due to the irregular shape of the site and site constraints, a performance based analysis was required to meet the administration interpretation to provide fifteen foot clearance around the entire building. As discussed on 7/23/2012 and 7/26/2012, the proposed development meets the intent of the regulation by providing adequate operational spaces for first respondents to fight a fire from any location around the building perimeter.

Given these circumstances, and your concurrence that this does not create a safety issue for this project, we agree with your proposal that we move forward with a "performance based" approval for satisfying the administrative interpretation of 15 foot clearance around the building and Section 9.c. of the Executive Regulation 29-08am.

Sincerely,



Stephen E. Crum, P.E.

(PE# 16903 / Exp. 4-21-2014)

FIRE CODE ENFORCEMENT

cc: Jim Worley – Morningwood Drive, LLC

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors, or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

SML 43 8/2/12

Draft Traffic Order
Goddard School – Olney
MNCPPC #120120150

“G” Drive Public Alley

The proposed 22 foot public alley is located on the north side of Morningwood Drive approximately 325 feet west of intersection of Morningwood Drive and Georgia Avenue.

The proposed “G” Drive will be publicly owned and maintained by Montgomery County and is intended for two way traffic. The entire length (±160 feet) on both sides will be marked by signage as “No Parking Anytime”

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors, or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

SML 43 8/2/12



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

August 1, 2012

Ms. Mary Beth O'Quinn, Planner/Coordinator
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120120150
Goddard School-Olney

Dear Ms. O'Quinn:

We have completed our review of the preliminary plan signed and sealed on March 6, 2012. This plan was reviewed by the Development Review Committee at its meeting on April 9, 2012. We recommend approval of the plan subject to the following comments:

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

1. Necessary dedication for improvements to Morningwood Drive and North High Street in accordance with the master plan.
2. Full width dedication and construction of the interior public alley.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Grade establishments for the alley must be approved prior to submission of the record plat.

Prior to submission of the grade establishment to the Department of Permitting Services, we urge the applicant's engineer to work with DPS, DOT, and the Planning Department to modify the proposed profile for the alley. We have significant reservations about the proposed longitudinal grades, vertical curve lengths, limits of grading, connection to the existing alley, etc. which merit further analysis.

We do not support approval of the proposed modified/superelevated cross-section for the alley; it should either be constructed per MCDOT design standard no. MC-201.01 ("Commercial Alley") or built with a crowned section – if needed to accommodate the proposed sidewalk. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

5. This site is located in the Upper Rock Creek (Class III) watershed. In accordance with Section 49-33(l) of the Montgomery County Code, curb and gutter may not be installed in an environmentally sensitive watershed unless certain waiver criteria have been satisfied.
6. A Public Improvements Easement will be necessary along the alley, in order to accommodate the proposed sidewalk construction. Prior to submission of the record plat, the applicant will need to execute a Declaration of Public Improvements Easement document. That document is to be recorded in the Land Records of Montgomery County, with the liber and folio referenced on the record plat. Unless otherwise noted, the Public Improvements Easement is to be a minimum width of ten (10) feet with the overlapping Public Utilities Easement being no less than twenty (20) feet wide.
7. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.
8. Submit storm drain study and site plan prior to submission of the record plat. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development ten (10) year storm runoff on same. If the proposed subdivision drains to an existing closed section street, include spread computations in the impact analysis.
9. The sight distances study for visibility from the alley at Morningwood Drive has **NOT** been accepted. The applicant has prepared a sight distance exhibit which suggests the two hundred fifty (250) foot visibility requirement for a primary residential street is attainable upon completion of necessary clearing and final grading. However, the proposed line of sight crosses outside the public right-of-way (onto the private property) and may conflict with on-site improvements.

We recommend approval of this plan be approved conditioned on the applicant achieving the visibility requirement (to DPS' satisfaction) prior to the issuance of any building permits for this site. No physical objects (other than possible future underground utility installations within the Public Utilities Easement) should be allowed within the line of sight behind the property line. Within the public right-of-way, the proposed streetlight and street tree installations should be field located (and perhaps trees spaced at irregular distances) at the permit stage to optimize visibility at this intersection.

10. For safe and efficient movement of vehicles along the alley, we recommend the driveway aprons on the west side of the alley operate under a one-way, counter-clockwise operation. The pavement width of these aprons should be reduced to a maximum of twelve (12) feet wide; a NO ENTRANCE sign is to be installed by the applicant at the southern driveway. We recommend the driveway apron on the east side of the alley be no less than twenty four (24) feet wide to allow vehicles to enter and exit the site without encroaching on the opposing lanes. This pavement width will permit an inbound lane width of fourteen (14) feet and an exit lane width of ten (10) feet.
11. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
12. Where perpendicular parking spaces border a sidewalk, a two (2) foot vehicle overhang is assumed. The applicant should either provide a seven (7) foot wide sidewalk or wheelstops within those parking spaces.

13. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
14. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
15. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
16. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with Brett Linkletter, Chief of the Division of Highway Services, Tree Maintenance Section at (240) 777-7651.

Please see comment no. 9 regarding the spacing of street trees on Morningwood Drive.
17. 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. Regrade the right-of-way [and adjacent private site frontage] on Morningwood Drive as necessary to achieve satisfactory visibility per comment no. 9.
 - B. Construct five (5) foot wide concrete sidewalk with handicap ramps along the Morningwood Drive sight frontage and plant street trees.
 - C. Street grading, paving, curbs and gutters, sidewalks and handicap ramps along the interior public alley (to connect with the existing alley).

* **NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
 - D. On Morningwood Drive, construct five (5) foot wide concrete sidewalk between the site and the existing RideOn bus stop pad, if required as an off-site amenity by the Montgomery County Planning Board.
 - E. Improvements to the existing downstream public storm drain system, if required as a result of the study discussed in comment no. 8. Enclosed storm drainage and/or engineered channel (in accordance with the MCDOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - F. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - G. 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.

Ms. Mary Beth O'Quinn
Preliminary Plan No. 120120150
August 1, 2012
Page 4

- H. Developer shall ensure final and proper completion and installation of all utility lines underground for all new road construction.

- I. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Area Engineer for this project at david.adams@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team

m:/correspondence/FY13/Traffic/Active/120120150, Goddard School-Olney, PP ltr.doc

Enclosure

- cc: Jim Worley; Morningwood Drive, LLC
Brian Donnelly; Macris, Hendricks & Glascock, P.A.
Ki Kim; M-NCPPC Area 3
Catherine Conlon; M-NCPPC DARC
Preliminary Plan folder
Preliminary Plan letters notebook

- cc-e: Atiq Panjshiri; MCDPS RWPR
Sam Farhadi; MCDPS RWPR
Henry Emery; MCDPS RWPR
Brett Linkletter; MCDOT DHS
Stacy Coletta; MCDOT DTE
Dan Sanayi; MCDOT DTEO
Fred Lees; MCDOT DTEO
Seifu Kerse; MCDOT DTEO
David Adams; MCDOT DTEO



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

February 1, 2012

Pearce Wroe
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886

Re: Stormwater Management **CONCEPT** Request
for Goddard School - Olney
Preliminary Plan #: Pending
SM File #: 240530
Tract Size/Zone: 1.04 Ac. / MXTC
Total Concept Area: 1.35 Ac.
Lots/Block: 23-26, 38-46
Parcels: N227, N259, N260, E, Part of A
Watershed: Upper Rock Creek

Dear Mr. Wroe:

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 proposes to meet required stormwater management goals via 3 micro-bioretenion facilities, planter box bioretention and a bio-swale.

The following **items** 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. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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 Mike Geier at 240-777-6342.

Sincerely,

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

RRB: tla CN240530 Goddard School Olney.mjg.doc

cc: C. Conlon
SM File # 240530

ESD Acres:	1
STRUCTURAL Acres:	0
WAIVED Acres:	0



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert G. Hoyt
Director

May 14, 2012

Françoise Carrier, Chair
Montgomery County Planning Board
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Olney Town Center, DAIC 820120110, NRI/FSD application accepted on 4/15/2011

Dear Ms. Carrier:

The County Attorney's Office has advised that Montgomery County Code Section 22A-12(b)(3) applies to any application required under Chapter 22A submitted after October 1, 2009. Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance.

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

1. Will confer on the applicant a special privilege that would be denied to other applicants;
2. Is based on conditions or circumstances which are the result of the actions by the applicant;
3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance can be granted under this condition.
2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, is not interpreted as a condition or circumstance that is the result of the actions by the applicant. Therefore, the variance can be granted under this condition, as long as appropriate mitigation is provided for the resources disturbed.

3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this condition.
4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this condition.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that revisions to the LOD are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

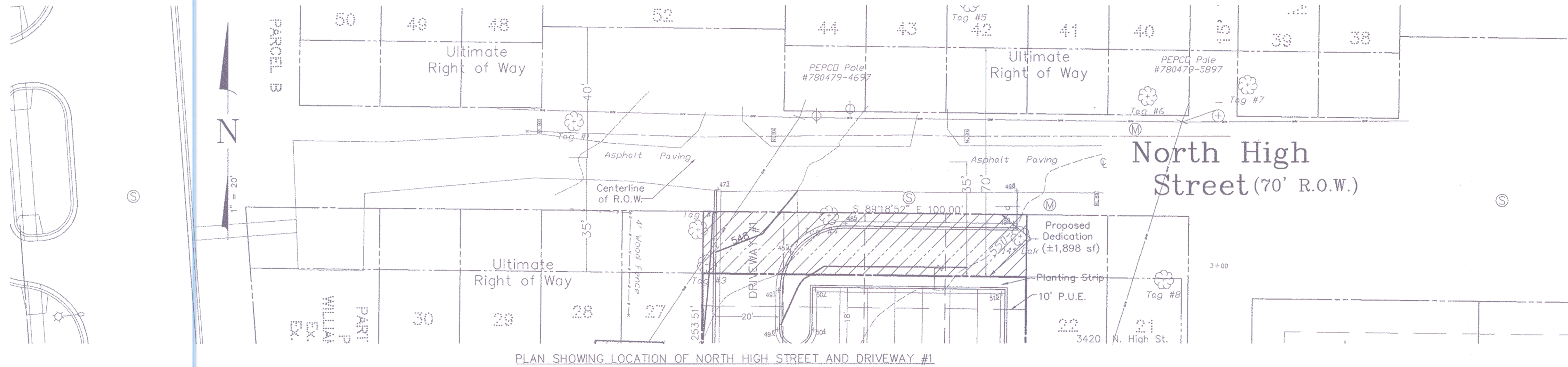
If you have any questions, please do not hesitate to contact me directly.

Sincerely,

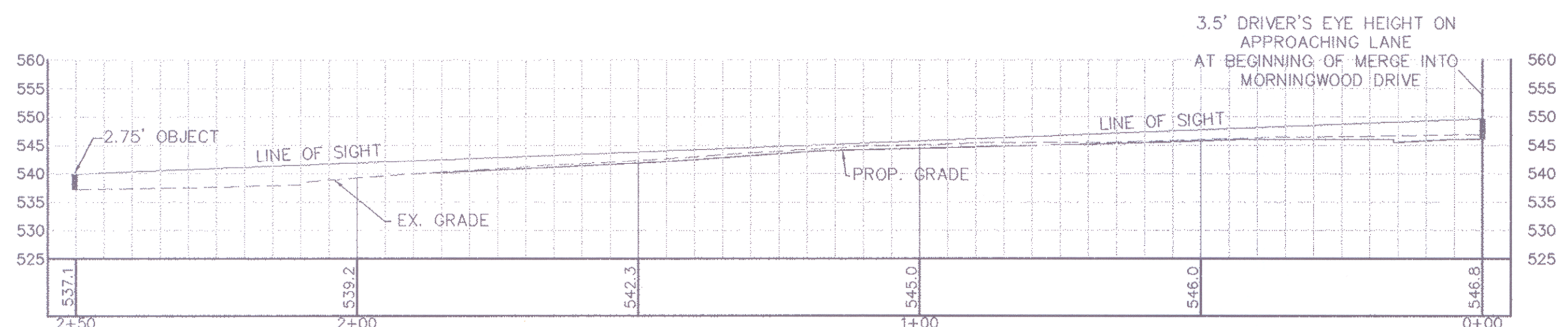


Laura Miller
County Arborist

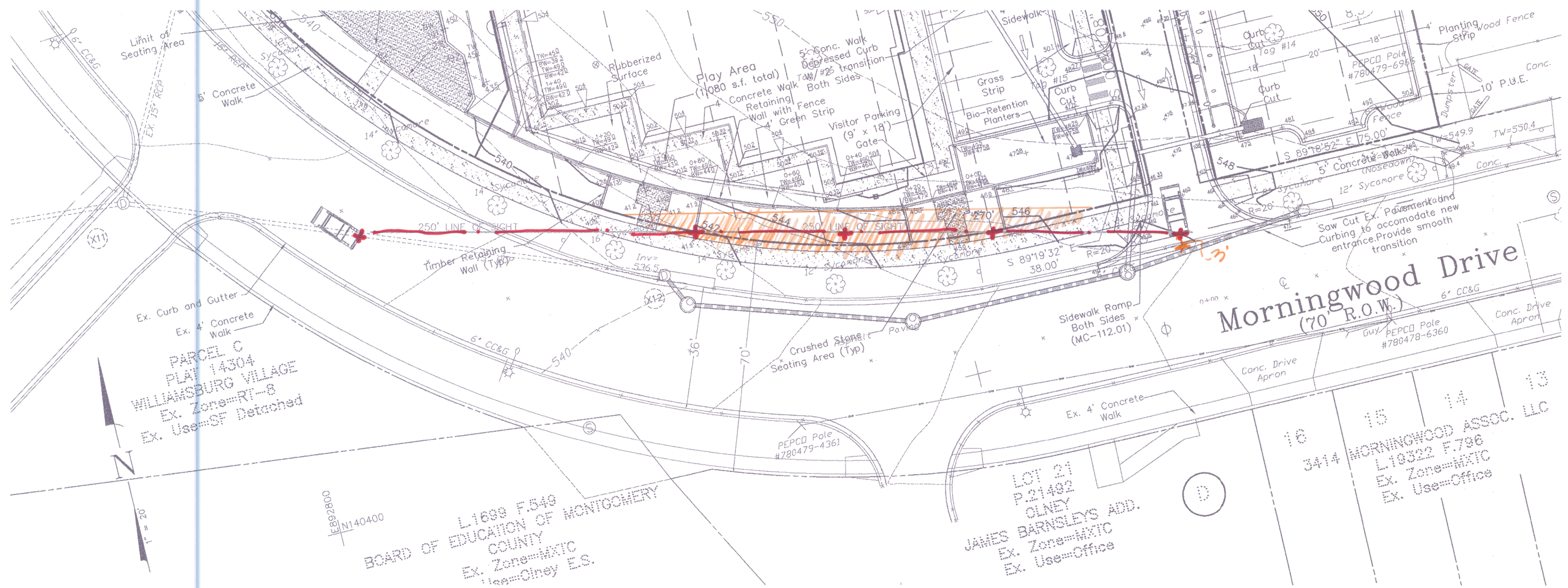
cc: Robert Hoyt, Director
Walter Wilson, Associate County Attorney
Mark Pfefferle, Chief



PLAN SHOWING LOCATION OF NORTH HIGH STREET AND DRIVEWAY #1



PROFILE ALONG 250 FOOT SIGHT DISTANCE LINE OF SITE TO THE WEST NORTHWEST



PLAN SHOWING LOCATION OF MORNINGWOOD DRIVE/ALLEY INTERSECTION (DRIVEWAY # 2) AND PROPOSED CONDITION SIGHT LINE TO THE WEST NORTHWEST

Legend	
EXISTING	PROPOSED
	Paving
	Curb & Gutter
	Sign
	Utility Pole
	Lamp Post
	Post or Ballard
	Tree
	Electric
	Overhead Wires
	Sanitary Sewer
	Storm Drain
	Water Line
	Fire Hydrant
	Gas
	Telephone
	Buildings
	Concrete
	Spot Elevation
	Contour
	Matchline

VICINITY MAP
SCALE 1" = 2,000'



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name:	Goddard School - Olney	Preliminary Plan Number:	1-Pending
Street Name:	North High Street/Morningwood Drive	Master Plan Road Classification:	Business/Primary
Posted Speed Limit:	Not Posted/30 mph		
Street/Driveway #1 (13' W of Pole #780479-4697)		Street/Driveway #2 (Alley Entrance)	
Sight Distance (feet) Right: 290	OK? Yes	Sight Distance (feet) Right: 225	OK? No*
Sight Distance (feet) Left: 145	Yes	Sight Distance (feet) Left: 345	Yes

Comments: Sight Distance is met for the road Classification. Sight distance is not applicable when Looking west as North High St. dead ends 145' from the proposed entrance.

Comments: **Existing sight distance met at posted speed limit of 30 mph. Proposed condition sight line to be cleared and graded as necessary to meet classification distance.

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 5' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

*Source: AASHTO

ENGINEER / SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines and that these documents were prepared or approved by me, and that I am a licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 07-02-12.

Signature: *[Signature]* Date: 11/20/11

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

Montgomery County Review:

Approved

Disapproved:

By: _____

Date: _____

** Existing Sight Line To the West Northwest Blocked by Existing Grade and Vegetation. Proposed Development Is To Provide in Excess of Minimum Road Classification Sight Distance As Demonstrated by Proposed Condition Sight Line Profile.

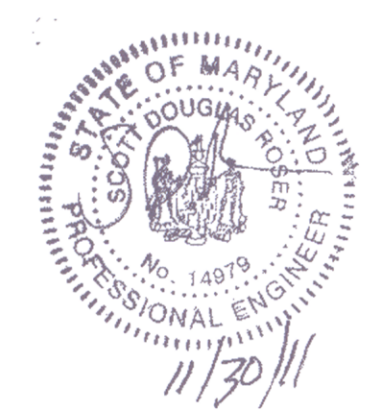
MNCPPC #7-20110040
WSSC 224 NW 03

TAX MAP HT 562
SIGHT DISTANCE EXHIBIT - PROPOSED CONDITION

GODDARD SCHOOL-OLNEY
Parcels N227, N259, N260, and E
ELECTION DISTRICT No. 8 - MONTGOMERY COUNTY - MARYLAND

<p>Macris, Hendricks & Glascock, P.A. Engineers ■ Planners Landscape Architects ■ Surveyors</p> <p>9220 Wightman Road, Suite 120 Montgomery Village, Maryland 20886-1278</p> <p>Phone 301.670.0840 Fax 301.948.0693 www.mhga.com</p>	Proj. Mgr. BJD	Designer SDR
	Date 11/29/11	Scale 1"=20'
	Project No. 10.131.11	Sheet 1 of 1

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



Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 7-02-2012

Scott D. Roser

OWNER
SASR Holdings
c/o Sandy Spring Bank
17801 Georgia Avenue
Olney, Maryland 20832

APPLICANT
Morningwood Drive, L.L.C.
900 Wind River Lane
Gaithersburg, MD 20878

NO.	DATE	DESCRIPTION	BY