

PLAT NO. 220061090

Woodside

Located on the northeast quadrant, in the intersection of 2nd Avenue and Spring Street
CBD-R1 Zone, 1 Lot

Community Water, Community Sewer

Master Plan Area: Silver Spring CBD

Easter Seals, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 1200069B formerly 1-00069B, as approved by the Board; and that any minor modifications reflected on the plat does not alter the intent of the Board's previous approval of the preliminary plan.

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, February 23, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan 1-05033, Aspen Hill Swim Club Property**. Commissioner Wellington abstained.

Certification As To Vote of Adoption
E. Ann Daly, Technical Writer

RECORD PLAT REVIEW SHEET

Plan Name: Easter Seals Plan Number: 1206069B
 Plat Name: Woodside Plat Number: 22006109
 Plat Submission Date: 11/16/05
 DRD Plat Reviewer: T. Alam
 DRD Prelim Plan Reviewer: R. Weaver

Initial DRD Review:

Signed Preliminary Plan - Date 10/10/05 Checked: Initial RAW Date 12/2/05
 Planning Board Opinion - Date 6/20/05 Checked: Initial RAW Date 12/2/05
 Site Plan Req'd for Development? Yes No Verified By: TA (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note Child Lot note Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Amy Lindke	11/21/05	12/9/05		FCE - OK
Research	Bobby Fleury			11/23/05	OK
SHA	Doug Mills				
PEPCO	Jose Washington			12/27/05	10' PUE
Parks	Doug Powell				
DRD	Steve Smith			12/9/05	see plat

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>RAW</u>	<u>3/27/06</u>
<u>TA</u>	<u>12/2/05</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

Initial	Date
<u>TA</u>	<u>4/13/06</u>
_____	_____
_____	_____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

_____	_____
_____	_____

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

_____	_____
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_____	_____

No. _____

OWNER'S CERTIFICATE

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND HEREBY SUBMIT THIS PLAN OF SUBDIVISION HEREON, FOR THE PURPOSES SET FORTH IN THE MONTGOMERY COUNTY ZONING ORDINANCES, AND HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

DATE: _____ WITNESS: _____
 BRUCE BOWEN CHIEF ADMINISTRATIVE OFFICER

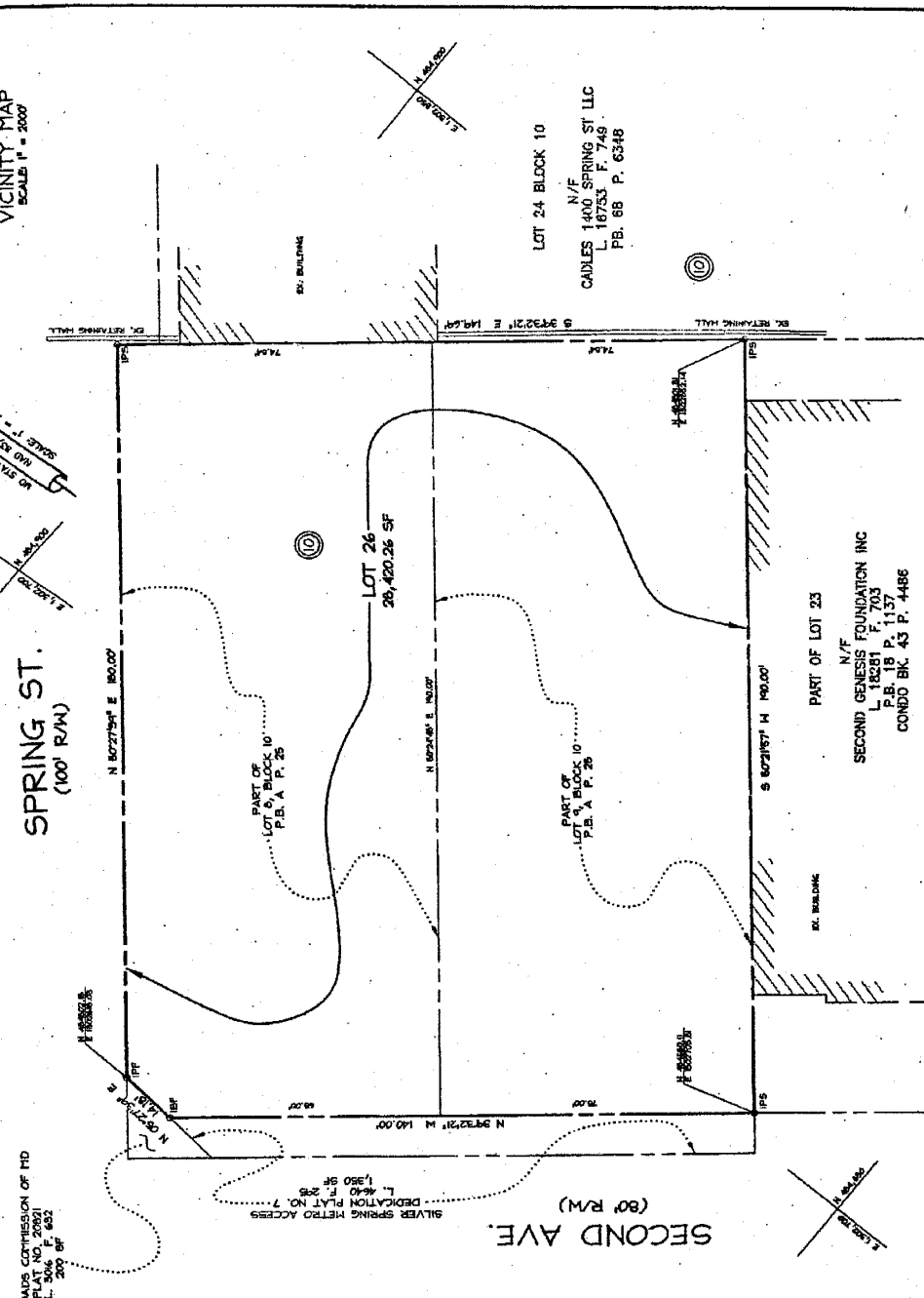
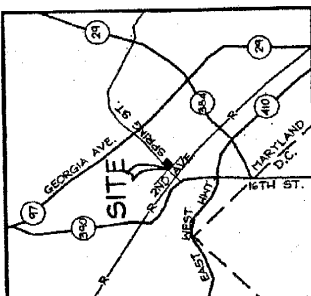
NOTES

- TOTAL AREA INCLUDED ON THIS PLAN IS 0.65 ACRES (28,420.26 SF). NEAR LOT AREA IS 0.65 ACRES (28,420.26 SF).
- THIS PROPERTY IS SHOWN ON TAX MAP 210 14 02.
- THIS PROPERTY IS SHOWN ON PG&E 200-FOOT SHEET 210 14 02.
- (EP) OR (PS) DENOTES - IRON PIPE SET OR FOUND
- (EB) DENOTES - IRON BAR FOUND
- THE APPROVAL OF THIS PLAN IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND RESTRICTIONS OF ANY KIND, INCLUDING DEVELOPMENT SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY REVOKED BY A SUBSEQUENTLY APPROVED PLAN. ALL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE INTERESTS OF THE OWNERSHIP, OF THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY, SHOWN HEREON IS EXEMPT (EXEMPTION #4-0046) FROM THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1962.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCES, CED-R1 ZONE CLASSIFICATION.
- THE PROPERTY SHOWN HEREON IS LOCATED ON FEMA FIRM MAPS, COMMUNITY PANEL NO. 24004R 0200 G, FLOOD ZONE "C".
- THE LOT SHOWN HEREON IS LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN L-0005/98, WOODSIDE. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
- THIS PROPERTY IS SUBJECT TO A TRAFFIC MITIGATION AGREEMENT RECORDED IN LUBER 5164, AT FOLIO 484.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR OF MARYLAND AND MONTGOMERY COUNTY, MARYLAND. I HAVE DATED AND RECORDED THIS PLAN IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND. I ALSO BEING A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 60-2406 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DAVID JOHNSON RETIRED SURVEYOR
 MD REG. NO. 31172
 FOR CAS ENGINEERING
 CORP. NO. 281



PLAT NO. _____

LOT 26, BLOCK 10
 RESUBDIVISION OF PT. 8 & PT. 9, BLOCK 10
WOODSIDE
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' NOV., 2001

CAS ENGINEERING
 CIVIL - SURVEYING - LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 108 West Ridgeville Blvd., Suite 101, Mount Airy, MD, 21771
 DC Metro (301) 607-8031 FAX (301) 607-8645

N/F
 SECOND GENESIS FOUNDATION INC
 L 18281 F. 703
 P.B. 18 P. 1137
 CONDO BKG. 43 P. 4486

Department of Permitting Services
 Montgomery County, Maryland

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ P.I.A. No. _____
 Director

Recorded _____
 Plat Book _____
 Plat No. _____

M.N.C.P. & P.C. Record File No. _____

GENERAL NOTES

1. SEE CIVIL ENGINEER'S REPORT FOR ALL UTILITIES.
2. ALL CONSTRUCTION SHALL BE BASED ON A FIELD SURVEY RECONSTRUCTION OF THE EXISTING RECORD PLANS AND FIELD SURVEY DATA.
3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES (FRACTIONS OF INCHES).
4. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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E DATA

DATE: 03/03/2006
 TIME: 10:00 AM
 BY: [Signature]

LOADING STANDARDS

NO.	DESCRIPTION	UNITS	VALUE
1	DEAD LOAD	PSF	10
2	LIVE LOAD	PSF	40
3	WIND LOAD	PSF	15
4	SEISMIC LOAD	PSF	0.1

LOADING TABULATION

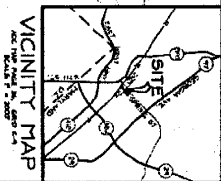
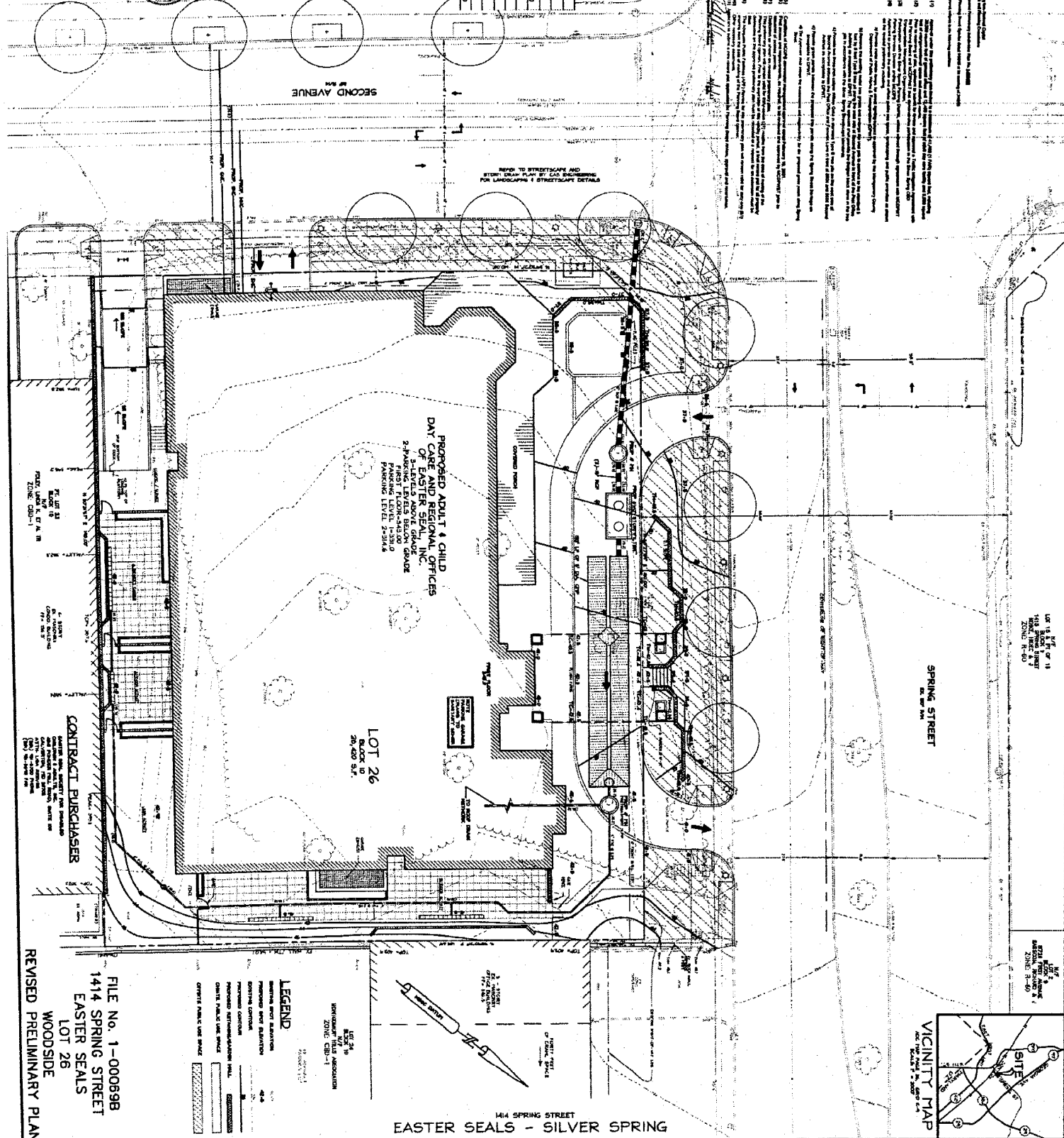
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 2. CEILING FINISH (AS SHOWN) - 10 PSF
 3. WALL FINISH (AS SHOWN) - 10 PSF
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MISSING UTILITY

SEE CIVIL ENGINEER'S REPORT FOR ALL UTILITIES.

LINEER'S CERTIFICATE

DATE: 03/03/2006
 TIME: 10:00 AM
 BY: [Signature]



LEGEND

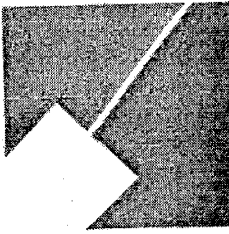
- 1. EXISTING ADULT DAY CARE
- 2. EXISTING CHILD DAY CARE
- 3. EXISTING REGIONAL OFFICES
- 4. EXISTING PARKING
- 5. EXISTING DRIVEWAY
- 6. EXISTING SIDEWALK
- 7. EXISTING CURB
- 8. EXISTING STREET LIGHT
- 9. EXISTING SIGN
- 10. EXISTING UTILITY
- 11. EXISTING FENCE
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- 100. EXISTING CEILINGS EQUIPMENT

DATE	BY	REVISION
03/03/2006	MS	Planning/Design/SP
03/03/2006	SP	Pre-Design/SP
03/03/2006	SP	Site/Utility/Plumbing/Structural

PROJECT: 98.072C 03/2006
 CLIENT: SSS
 SCALE: 1" = 10'
 DRAWN BY: CAS

CS ENGINEERING
 CIVIL & SURVEYING - LAND PLANNING
 A DIVISION OF CAS ENTERPRISES, INC.
 106 East Ridgecroft Blvd. Mount Airy, NC 27021
 704.251.1001 (X) 704.251.1001 Fax (704) 901-8046

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date Mailed:

JUN 20 2005

Action: Approved Staff
Recommendation
Motion of Commissioner Bryant,
seconded by Commissioner Wellington,
with a vote of 4-0;
Commissioners Perdue, Bryant,
Wellington, and Robinson voting in
favor. Chairman Berlage absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan: 1-00069B

NAME OF PLAN: Easter Seals (Amendment)

The date of this written opinion is JUN 20 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court – State).

The original application, Preliminary Plan No. 1-00069, reviewed under the optional method of development, was approved by the Planning Board on June 8, 2000 for a total of 47,000 square feet including office and adult/child day care. The application had proposed to create 1 lot on 0.65 acres of land located in the CBD-R1 Zone in the southeast quadrant of the intersection of Second Avenue and Spring Street, in the Silver Spring master plan area. On February 14, 2002, the application (1-00069A) was brought back to the Planning Board as an amendment to the original approval, for a modest increase in square footage to 49,680 square feet that included 19,500 square feet of general office and 30,180 square feet of senior and child day care facility at a floor area ratio ("FAR") of 1.2, again, as an optional method of development.

The applicant, Easter Seals ("Applicant"), submitted the instant application to amend the previous conditions of approval. The lot area encompassed under this amendment application is identical to the area approved under the previous two applications; however, the Applicant requested that the Planning Board approve a standard method of development project, which includes a reduction in the square footage of the

proposed building (resulting in an FAR of 1.0) such that the application can be reviewed under the standard method of development.

On March 10, 2005, Preliminary Plan 1-00069B was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. At the hearing, Staff handed out to the Planning Board revisions to its proposed revised conditions of approval. Staff described the scope and effect of the amendment application and advised the Board that the revised conditions reflect, among other things, the Applicant's proffer to retain elements of the site plan streetscaping requirements. Staff further advised the Board that it was recommending a revised condition of approval that would require the Applicant to submit a new record plat application for Planning Board review and approval, in order to remove any references to project and site plan approval, which are present in the existing plat. The Applicant, represented by counsel, testified at the hearing that it agrees with the Staff recommendation and all conditions of approval, including the revised conditions.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

FINDINGS

Having given full consideration to the recommendations and findings of its Staff, which the Board hereby incorporates by reference; the recommendations of the applicable public agencies¹; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that:

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- a) Preliminary Plan No. 1-00069B substantially conforms to the Silver Spring master plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-00069B in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-00069B, subject to the following conditions:

- (1) Approval under this preliminary plan limited to a maximum of 41,400 (1 FAR) square feet, including 20,000 square feet of general office and 12,400 square feet of adult day care facility and 9,000 square feet of intergenerational space and meeting rooms.
- (2) Prior to recording of plat, applicant to submit for review and approval a Traffic Mitigation Agreement with the Planning Board and MCDPW&T that demonstrates participation in the Silver Spring CBD Transportation Management Organization.
- (3) Participation with the Silver Spring Parking District, unless waived through agreement with MCDPWT Parking Services Division and/or MCDPS.
- (4) Applicant to provide the onsite and offsite public use space, landscaping and public amenities as shown on the revised preliminary, including:

- a) Provide metal halide lamps for street lighting subject to approval by the Montgomery County Department of Public Works & Transportation (DPWT).
 - b) Remove the existing metal tree grates and enlarge the tree pits to conform to the standard 5 foot by 8 foot Type B tree pit along the west side of Second Avenue in front of the Post Office building as acceptable to DPWT. The applicant shall provide the Belgian block stone in the tree pits in accordance with the Silver Spring Streetscape standards.
 - c) Provide two three-inch caliper Willow Oaks in standard Type B tree pits on the west side of Second Avenue between the Post Office and Fenwick Lane in front of 8604 and 8606 Second Avenue as acceptable to DPWT.
 - d) Provide green panels between the proposed tree panels along the Spring Street frontage as acceptable to DPWT.
 - e) The Applicant shall accept the maintenance and responsibility for the proposed green panels along Spring Street.
- (5) Conditions of MCDPS stormwater management approval dated February 16, 2001.
 - (6) Final access and improvements, as required, to be reviewed and approved by MCDPW&T prior to issuance of access permits.
 - (7) Dedication as shown on revised preliminary plan.
 - (8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.
 - (9) The Adequate Public Facilities (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
 - (10) Other necessary easements.
 - (11) Applicant to submit a new record plat application for Planning Board review, approval and recordation.

APPROVED AS TO LEGAL SUFFICIENCY

TAB

M-NCPPC LEGAL DEPARTMENT

DATE

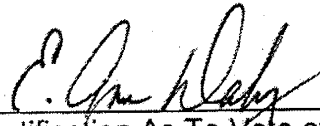
6/7/06

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

Preliminary Plan No. 1-00069B
Easter Seals (Amendment)
Page 5

CERTIFICATION OF BOARD VOTE ADOPTING OPINION

At its regular meeting, held on Thursday, June 9, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent and with four Commissioners present, ADOPTED the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan 1-00069B, Easter Seals (Amendment). Chairman Berlage abstained.



Certification As To Vote of Adoption
E. Ann Daly, Technical Writer