

**THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland  
8787 Georgia Avenue, Silver Spring, Maryland 20910

**MEMORANDUM**

TO: Cathy Conlon, Supervisor, Development Review  
Rich Weaver, Planning Coordinator, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning Division **MP**

DATE: March 30, 2006

SUBJECT: Preliminary Plan 120060270  
Burton Woods – Phase I

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The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision plan with the following condition:

1. Compliance with the conditions of approval of the preliminary forest conservation plan dated March 29, 2006.

**BACKGROUND**

The Burton Woods Property is located at the intersection of Davis Mill Road and Huntmaster Road in Germantown. The subject property is approximately 107 acres. Davis Mill Road is to the east and south of the subject property. Single-family residential and the Bethel World Church property is to the north and single-family residential to the west. The property includes one existing house, accessory structures, cemetery, forests, farm fields, and paddocks. There are steep slopes, streams, wetlands, a floodplain, and associated environmental buffers on the property. The property includes approximately 50 acres of existing forest. The subject property drains to the Great Seneca Creek and is classified by the Maryland Department of Natural Resources as a use I-P water.

The applicant indicates the Burton Woods property will be developed in two phases. The first phase, which is the subject of this preliminary plan of subdivision, consists of 13-acres. The second phase, for which a pre-preliminary plan of subdivision has been submitted, is currently undergoing percolation and groundwater testing to determine the potential number of lots and lot locations. When the percolations tests are complete, it is the applicant's intent to submit an amendment to this preliminary plan of subdivision. The entire property is zoned RE2.

**DISCUSSION**

**Environmental Buffers**

Natural Resource Inventory/Forest Stand Delineations (NRI/FSD) were submitted for the entire property and approved by Environmental Planning staff on February 24, 2006. Previous versions of the NRI/FSD were submitted but they never included the entire property. It was only after staff insistence that an NRI/FSD be prepared for the entire property that the applicant complied. The first phase, which is subject to this preliminary plan of subdivision, covers 13-acres and includes approximately 11.5 acres of existing forest. There are no environmental buffers on the first phase. The environmentally sensitive features including steep slopes, streams, wetlands, floodplains, and associated environmental buffers are on the remainder of the parcel and are included in future preliminary plan.

There is an existing gravel driveway through the environmental buffer. The applicant indicates that the gravel driveway will be removed. There are no proposed encroachments into the environmental buffers with the proposed two-phase development.

The NRI/FSD identified one american chestnut tree on the property. There are at least 30 american chestnut trees on the property or within 100 feet of the subject property. Most if not all these trees are impacted by the chestnut blight. Some of the trees are fruiting. According to the Maryland Department of Natural Resources Natural Heritage Program the american chestnut is a Rare, Threatened, and Endangered species. None of the american chestnut trees on the subject property are within the environmental buffers. The property also includes a stand of open grown shingle oak trees. The shingle oak is not rare, threatened, and endangered tree in Montgomery County, though it is unusual for this county.

### **Forest Conservation**

The applicant has submitted a preliminary forest conservation plan for the entire 107-acre site and the Planning Board are requested to vote on this forest conservation plan. The first phase covers 13 acres, has no environmental buffers, and includes 11.5 acres of upland forest. The second phase covers 94 acres, includes 20 acres of environmental buffers, and 38 acres of forested environmental buffers and upland forest.

The initial preliminary forest conservation plan for the 5-lot subdivision was located entirely within the upland forest. Environmental Planning questioned why the applicant was not locating the development in the open fields. It was only then that the applicant revealed their intent to develop the entire property in phases. With the knowledge that the entire property was to be developed, Environmental Planning agreed that forest removal was warranted for the phase I development provided the applicant agreed to maximize the on-site forest retention.

Section 22A-12(b) of the Montgomery County Codes states "*the primary objective of the forest conservation plan should be to retain existing forest and trees and avoid reforestation in accordance with this Chapter.*" Section 22A-12(b)(1)(A) indicates, "*The development would make maximum use of any available planning and zoning options that would result in the greatest possible forest retention.*" It is Environmental Planning's desire to protect as much existing forest on this site as possible. The existing forest in the stream buffers will be protected because of its highest priority location. Upland forest, which may be of lower priority, but not quality should also be protected.

Without approved percolation tests it is impossible for Environmental Planning to support a preliminary forest conservation that saves the minimum amount of forest on-site.

### **Phase I**

Within the 13-acre phase I development, the applicant is proposing to remove 6.37 acres of existing forest and retain 5.22 acres of forest. There are no forest planting requirements associated with the phase I development. Within the phase I development area, the applicant initially proposed removing forest to the western property line. Environmental Planning objected because of existing on lot forest conservation easements on the adjoining single-family properties. The applicant modified the preliminary forest conservation to protect a swath of forest at least 75 feet wide on the western most property line. In some places, the forest along the western property line extends 120 feet, or greater within the Phase I development. The forest conservation plan was modified not only in response to Environmental Planning's comments but also in connection with comments from the Development Review Division and the Department of Public Works and Transportation for minimizing the number of access points to Davis Mill Road.

If the phase I development were currently a separate parcel the forest conservation could be approved without any planting requirements. However, since it is not, it is necessary to include the entire land mass and acreage for the two-phase development in the approval of this preliminary forest conservation plan, with the recognition that the number and locations of lots is conceptual in the second phase.

### **Phase II**

This larger and remainder of the site will be subject to a future amendment to this preliminary plan of subdivision and forest conservation plan. The preliminary forest conservation plan for the entire 107-acre property shows the removal of 16.91 acres of existing forest, the retention of 32.77-acres of forest. The forest conservation worksheet indicates no forest planting requirements, however, the preliminary forest conservation indicates the applicant will plant of 4.08 acres of unforested environmental buffers.

The lot locations and sizes, septic areas, driveways, and public streets in the second phase are conceptual in nature. The applicant submitted a pre-preliminary plan to M-NCPPC to begin the groundwater and percolation testing process. Montgomery County Department of Permitting Services Well and Septic has not approved any well septic locations in the second phase of this development. Only after the septic percolation tests are complete will the applicant be able to determine the number and location of lots in the second phase.

In the preliminary forest conservation plan, the applicant shows the protection of all forest within the environmental buffers and some upland forest. Earlier versions of the preliminary forest conservation plan showed septic fields within 40 feet of Davis Mill Road and removal of forest below the break-even point. Environmental Planning cannot support a preliminary forest conservation plan that does not maximize the amount of forest retained on site when there is no justification. Environmental Planning requested the applicant to preserve more forest than the break-

even point. The preliminary forest conservation plan shows 1.3 acres forest saved above the break-even point. Environmental Planning requested the protected forest, in stand number 6, be enlarged to a minimum of 200 feet from the Davis Mill right-of-way. This is consistent with the clearing for the existing outbuilding on the property and keeps clearing off of steep and moderately steep slopes. Davis Mill Road is a rural and rustic road and part of the road's characteristic is the forest on the Burton property. Environmental Planning would entertain potential encroachments into this protected area for the second phase provided the applicant can provide documentation that successful septic tests are not available elsewhere on the subject property and that the only location of passed septic tests is within this 200 foot area. The septic tests would need to be reviewed by DPS.

As previously mentioned, there are approximately 30 american chestnut on the second phase of the property or within 100 feet of the property limits. Not all of the trees bear fruit and most are being impacted by the chestnut blight. The Maryland Department of Natural Resources Natural Heritage Program lists the american chestnut on the Rare, Threatened, and Endangered Species list for Montgomery County. The largest american chestnut is not on the subject property but is within 100 feet of the property line. According to the Maryland Chapter of the American Chestnut Foundation, this tree is 15 inches in diameter, approximately 70 feet tall and bearing fruit. The largest american chestnut on the subject property is 9 inches in diameter and approximately 55 feet tall. The preliminary forest conservation plan submitted indicates the removal of 3 american chestnut trees from 1 to 3 inches in diameter. All of these trees are dying from the blight.

The applicant's engineer contacted the Maryland Department of Natural Resource Natural Heritage Program to determine if a buffer was warranted around the trees. The engineer erroneously reported that none of the trees bear fruit. The Maryland Chapter of the American Chestnut Foundation has determined that some of the trees do bear fruit. The applicant should contact the American Chestnut Foundation to determine, if a buffer is warranted around the trees. Section 50-32(c) of the Montgomery County code allows the Planning Board to incorporate "*Specific measures that also may be required to protect any rare, threatened, or endangered plants or animals*". At a minimum, Environmental Planning requests a condition prohibiting the applicant from removing forest so that the american chestnut trees now become the forest edge. The chestnut trees must be a distance equal to the height of the tree from the forest edge. This is to protect the tree from windthrow and edge effect impacts from the new tree line.

There is a stand of shingle oak trees behind the existing house. The proposed preliminary forest conservation plan indicates that this stand will be wiped out by the construction of the private street and turnaround. If possible, the applicant should relocate the street and the turnaround to save the stand of shingle oaks and the hedgerow that lines the existing driveway.

## RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision for 120060270 and the preliminary forest conservation plan for the entire 107-acre property.



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166  
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)  
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **7-04044**

DRC Meeting Date: **09/26/2005**      **02/23/2004**

Subdivision Plan Name: **Burton Woods**

Proposed Development: **5 single-family houses**

Watershed: **Great Seneca Creek**

Zoning: **RE-2**

Planning Area: **Goshen-Woodfield-Cedar Grove**

Site Area: **14.27 acres**

Location: **Davis Mill Road**

Engineer: **Macris, Hendricks & Glascock 301-670-0840**

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

**Proposed Water Supply:**

**Proposed Wastewater Disposal:**

Individual (private) system-WELL(S)

Individual (private) system-SEPTIC(S)

Existing Service Area Categories: Water: **W - 6**

Sewer: **S - 6**

Water/Sewer Plan Map Amendment: **---**

**Water Supply Comments:**

**Sewerage System Comments:**

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

**\*Additional Comments:**

1-06027 (9/26/05 DRC): no comments

7-04044 (2/23/04 DRC): No comments. - 02/18/2004

Prepared by: **Shelley Janashek**

Date prepared: **09/23/2005**



Robert L. Ehrlich, Jr., *Governor*  
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*  
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

September 22, 2005

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

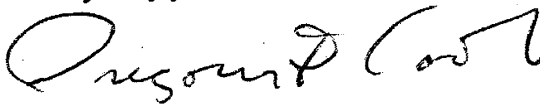
Re: Montgomery County  
MD 27 General  
Burton Woods  
File No. 1-06027

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Burton Woods development. We have completed our review and have no comments at this time.

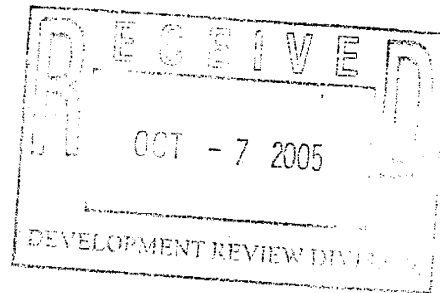
If additional information is required from SHA regarding this project, please do not hesitate to contact Mr. Gregory Cooke at 410-545-5602, Mr. John Borkowski at 410-545-5595, or by using our toll free number in Maryland only, 1-800-876-4742 (x-5602 for Greg, x-5595 for John). You may also E-mail Greg at [gcooke@sha.state.md.us](mailto:gcooke@sha.state.md.us) or John at [jborkowski@sha.state.md.us](mailto:jborkowski@sha.state.md.us). Thank you for your cooperation.

Very truly yours,

  
Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Richard Weaver, M-NCPPC (Via E-mail)



My telephone number/toll-free number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • [www.marylandroads.com](http://www.marylandroads.com)

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DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
*County Executive*

Robert C. Hubbard  
*Director*

RIGHT OF WAY PERMITTING AND PLAN REVIEW SECTION  
DRC COMMENTS

September 26, 2005

**Burton Woods**

1-06027

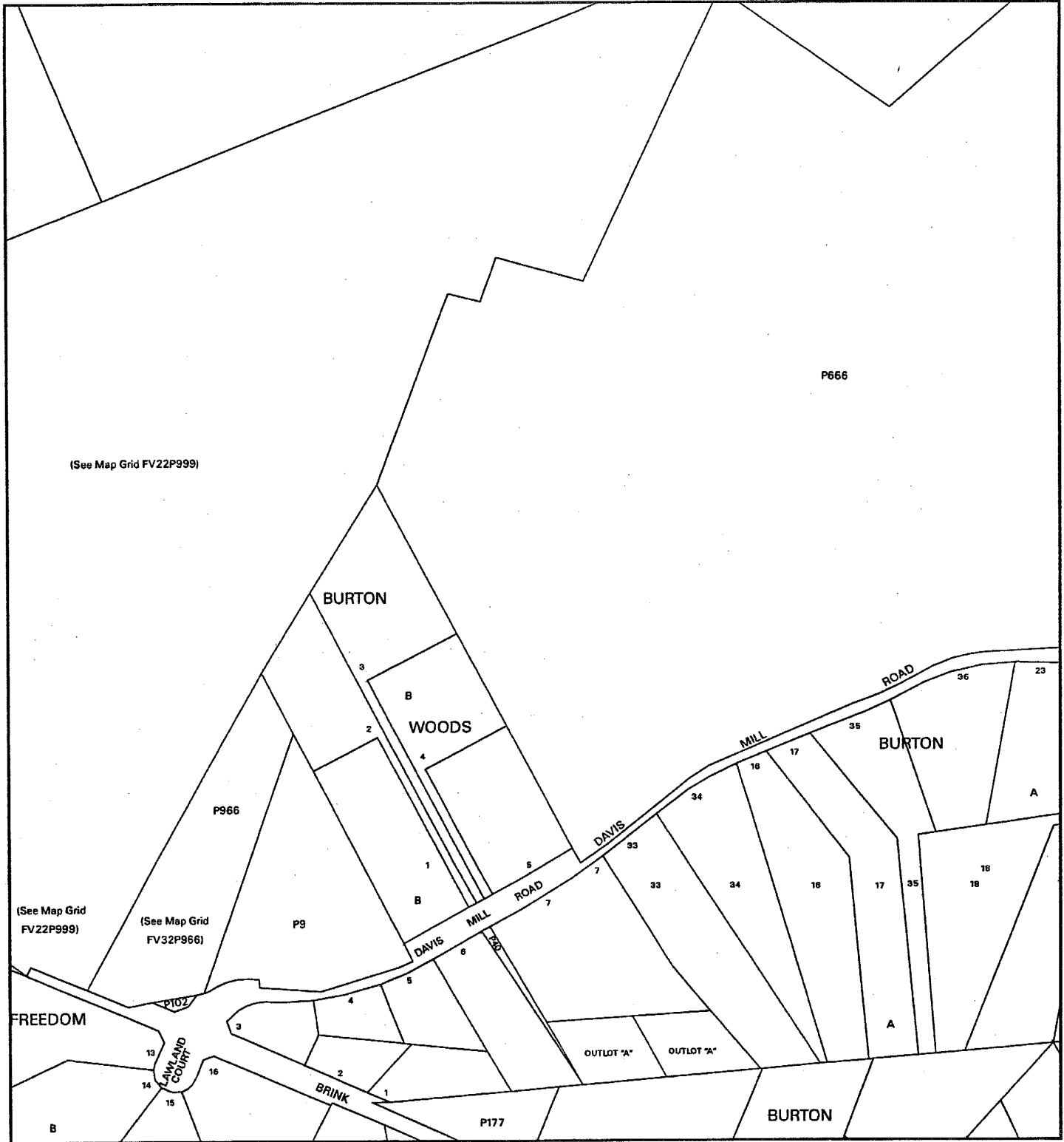
- Sight distance for driveway
- Davis Mill Road is a rustic road. Coordinate with DPS Rustic Roads Coordinator, Sarah Navid at 240-777-6307.

If you have questions concerning these comments, please contact Christina T. Contreras at 240-777-6307



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# BURTON WOODS (1-06027)



Map compiled on September 19, 2005 at 10:08 AM | Site located on base sheet no - 230NW10

## 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

Key Map



N



Research & Technology Center



1 inch = 400 feet  
1 : 4800

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DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
County Executive

Arthur Holmes, Jr.  
Director

January 13, 2006

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 #1-06027  
Burton woods

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 8/12/05. This plan was reviewed by the Development Review Committee at its meeting on 9/26/05. 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. Show all existing planimetric and topographic details specifically storm drainage, driveways adjacent and opposite the site as well as existing rights of way and easements on the preliminary plan.
2. Necessary right of way dedication for Davis Mill Road in accordance with the master plan.
3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Wells and septic systems cannot be located within the right of way nor slope or drainage easements.



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. 1-06027  
Date December 13, 2005  
Page 2

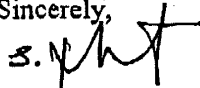
5. We did not receive complete analyses of the capacity of the downstream public storm system(s) and the impact of the post-development runoff on the system(s). As a result, we are unable to offer comments on the need for possible improvements to the system(s) by this applicant. Prior to approval of the record plat by the Department of Permitting Services (DPS), the applicant's consultant will need to submit this study, with computations, for review and approval by DPS. Analyze the capacity of the existing downstream public storm drain system and the impact of the post-development fifty (50) year run offs (unless the site drains to a one hundred (100) year flood plain in which case the run off need to be calculated for the one hundred year event) on same.
6. The sight distances study has not been accepted. Prior to approval of the record plat by DPS, the applicant's engineer will need to submit a revised sight distances certification. The revised form will need to reflect the exact sight distance for the existing and proposed driveway(s), which indicates tree trimming and/or removal has been completed to achieve a minimum of two hundred and fifty (250) feet of sight distance in each direction.  
  
Tree removal/trimming along existing public rights of way is to be coordinated with the State Forester's Office of the Maryland Department of Natural Resources. They may be contacted at (301) 854-6060.
7. Revise the plan to provide additional driveway(s) to serve the existing and proposed lots. DPWT access policy typically allows no more than four (4) lots to be served by a common driveway.
8. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
9. 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.
10. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
11. 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.
12. Davis Mill Road is classified as a "Rustic Road" under Section 49-78 of the Montgomery County Code. As such, every effort must be made to preserve the significant features within the right of way of that roadway.
13. 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:

Ms. Catherine Conlon  
Preliminary Plan No. 1-06027  
Date December 13, 2005  
Page 3

- A. Improvements to the existing public storm drainage system, if necessitated by the previously mentioned outstanding storm drain study. If the improvements are to be maintained by Montgomery County, they will need to be designed and constructed in accordance with the DPWT Storm Drain Design Criteria.
- 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.

Sincerely,



Sam Farhadi, P.E., Senior Planning Specialist  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

m:/subdivision/farhas01/preliminary plans/1-06027,Burton Woods.doc

cc: David Crowe, Macris, Hendricks & Glascock, P.A.  
Mary Burton  
Joseph Y. Cheung; DPS Right-of-Way Permitting & Plan Review  
Christina Contreras; DPS Right-of-Way Permitting & Plan Review



## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

May 2, 2006

Robert C. Hubbard  
Director

Mr. Coffi Didavi  
Macris, Hendricks & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT** Request  
for Burton Woods (Phase 1)  
Preliminary Plan #: 1-06027  
SM File #: 219904  
Tract Size/Zone: 23.26ac./Re-2  
Total Concept Area: 23.26ac.  
Lots/Block:  
Parcel(s):  
Watershed: Great Seneca Creek

Dear Mr. Didavi:

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 recharge through the use of Environmentally Sensitive Development Credits as described in the Maryland Department of the Environment Stormwater Design Manual (MDE) Section 5.6. The criteria for the Multiple Lot Development will 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 **conditions** 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. A minimum of 25% of the site is to remain as a natural conservation area secured by a permanent easement.

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.

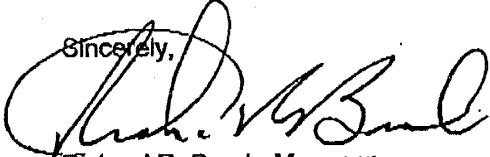
This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way



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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 Blair Lough at 240-777-6335.

Sincerely,  


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

RRB:dm bli

cc: C. Conlon  
S. Federline  
SM File # 219904

QN - on-site; Acres: 23.26  
QL - on-site; Acres: 23.26  
Recharge is provided



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

December 1, 2005

Robert C. Hubbard  
Director

Mr. Coffi Didavi  
Macris, Hendricks & Glascock, P.A.  
9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT** Request  
for Burton Woods  
Preliminary Plan #: 1-06027  
SM File #: 219904  
Tract Size/Zone: 14.27ac./RE-2  
Total Concept Area: 14.27ac.  
Lots/Block:  
Parcel(s):  
Watershed: Great Seneca Creek

Dear Mr. Didavi:

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 meeting the Environmentally Sensitive Development Credit techniques per Section 5.6 of the Maryland Department of the Environment Stormwater Design criteria for Multiple Lots Development. 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 **conditions** 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. At least 25% of this site will be protected in either a permanent Forest Conservation Easement or a Stormwater water management easement.

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



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## FIRE MARSHAL COMMENTS

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**DATE:** 3-1-06  
**TO:** PLANNING BOARD, MONTGOMERY COUNTY  
**VIA:**  
**FROM:** CAPTAIN JOHN FEISSNER 240.777.2436  
**RE:** APPROVAL OF ~ *BURTON WOODS PHASE 1 ONLY #1-06027. LOTS 6,7,8,9,10*

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**1. PLAN APPROVED.**

- a. Review based only upon information contained on the plan submitted 3-1-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. 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

12/11/2005

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DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

MEMORANDUM

December 15, 2005

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

FROM: Robert Hubbard, <sup>RB</sup> Director  
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-06027, Burton Woods, 5 lots

This is to notify you that the status of the plan received in this office on July 21, 2005, is as follows:

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. Prior to the approval of the record plat, an existing mobile home is to be removed from the remainder parcel unless a septic reserve area is established for the mobile home.

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

cc: Owner  
Surveyor  
File

*Atttn: Dave  
Crose*

