<table>
<thead>
<tr>
<th>PLAN DATA</th>
<th>Zoning Ordinance Development Standard</th>
<th>Proposed for Approval on the Preliminary Plan</th>
<th>Verified</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>40,000 s.f.</td>
<td>5.32 acres is minimum proposed</td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>Lot Width</td>
<td>125 ft.</td>
<td>Must meet minimum</td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>25 ft.</td>
<td>Must meet minimum</td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>Front</td>
<td>50 ft. Min.</td>
<td>Must meet minimum</td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>Side</td>
<td>17 ft. Min./35 ft. total</td>
<td>Must meet minimum</td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>Rear</td>
<td>35 ft. Min.</td>
<td>Must meet minimum</td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>Height</td>
<td>50 ft. Max.</td>
<td>May not exceed maximum</td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>Max Resid’d u per Zoning</td>
<td>1 dwelling units</td>
<td>1 dwelling units</td>
<td></td>
<td>6/9/06</td>
</tr>
<tr>
<td>MPDUs</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TDRs</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Site Plan Req’d?</td>
<td>No</td>
<td></td>
<td></td>
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**FINDINGS**

**SUBDIVISION**

<table>
<thead>
<tr>
<th>Item</th>
<th>Verified</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot frontage on Public Street</td>
<td>Yes</td>
<td>6/9/06</td>
</tr>
<tr>
<td>Road frontage improvements</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Environmental Guidelines</td>
<td>Yes</td>
<td>Agency letter</td>
</tr>
<tr>
<td>Forest Conservation</td>
<td>Yes</td>
<td>Staff memo</td>
</tr>
<tr>
<td>Master Plan Compliance</td>
<td>Yes</td>
<td>3/31/06</td>
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**Adequate Public Facilities**

<table>
<thead>
<tr>
<th>Item</th>
<th>Verified</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>Stormwater Management</td>
<td>Yes</td>
<td>Agency Letter</td>
</tr>
<tr>
<td>Water and Sewer (WSSC)</td>
<td>N/A</td>
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</tr>
<tr>
<td>10-yr Water and Sewer Plan Compliance</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Well and Septic</td>
<td>Yes</td>
<td>Agency Letter</td>
</tr>
<tr>
<td>Local Area Traffic Review</td>
<td>Not required</td>
<td></td>
</tr>
<tr>
<td>Fire and Rescue</td>
<td>Yes</td>
<td>Agency Letter</td>
</tr>
</tbody>
</table>

**Notes:**
- 5.32 acres is minimum proposed.
- May not exceed maximum.
- Staff memo.
- Agency letter.
- Agency memo.
DATE: 6-1-2006
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: JOHN FEISSNER 240 777 2436
RE: APPROVAL OF WOOTEN SUBDIVISION #120060250

1. PLAN APPROVED.
   a. Review based only upon information contained on the plan submitted 6-1-06. 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
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 #1-06023  
Wootten Subdivision

Dear Ms. Conlon:

We have completed our review of the preliminary plan signed on August 16, 2005. This plan was reviewed by the Development Review Committee at its meeting on September 26, 2005. We recommend approval of the plan subject to the following comments:

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

1. Access and improvements along Sandy Spring Road (MD 198) as required by the Maryland State Highway Administration.

2. Record plat to reflect the deed reference for the existing reciprocal ingress, egress, and public utilities easement for the existing private common driveway.

3. Private common driveways 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.
Ms. Catherine Conlon  
Preliminary Plan No. 1-06023  
October 25, 2005  
Page 2

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

Sincerely,

[Signature]

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

cc: Gary Fowler, Fowler Associates, Inc.  
Howard Wootten  
Richard Weaver; M-NCPPC DRD  
Shahriar Etemadi; M-NCPPC TP  
John Borkowski; MSHA EAPD  
Joseph Y. Cheung; DPS RWPPR  
Christina Contreras; DPS RWPPR
Mr. Gary Fowler  
Fowler Associates, Inc.  
255 N. Washington Street, #300  
Rockville, MD 20850

Re: Stormwater Management CONCEPT Request for Wooten Subdivision  
Preliminary Plan #: Pending  
SM File #: 217889  
Tract Size/Zone: 8.6 acres  
Total Concept Area: 5 acres  
Lots/Block: Proposed Lot 4 and Outlot "C"  
Parcel(s): B  
Watershed: Lower Patuxent

Dear Mr. Fowler:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept consists of on-site water quality control and onsite recharge via nonstructural 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 and 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 Topssoiling.

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. This approval is for the proposed development of Lot 4. Any future development on Outlot "C" would be subject to a new stormwater management concept.

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 Mark Etheridge at 240-777-6338.

Sincerely,

[Signature]

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

cc: R. Weaver
    S. Federline
    SM File # 217889

QN -ON; Acres: 5
QL - ON; Acres: 5
Recharge is provided
Ms. Cathy Conlon  
Supervisor, Development Review  
Subdivision Division  
Maryland National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Dear Ms. Conlon:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the preliminary plan application for the Wootten Subdivision. We have completed our review and offer the following comments:

- The term “denied access” is to be placed on the final record plat along the property that abuts MD 198.

- The SHA Project Planning Division has been given a copy of the pre-preliminary plan for review with respect to the proposed Intercounty Connector (ICC) alignment and right-of-way. In addition, the plan will be reviewed with respect to the MD 28/198 Planning Study. Once they have completed their review, they will respond directly to you with any further comments.

- Please resubmit the sight distance evaluation on the provided SHA forms.

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 or John at jborkowski@sha.state.md.us. Thank you for your cooperation.

Very truly yours,

Steven D. Foster, Chief  
Engineering Access Permits Division

SDF/jb

Encl: SHA Sight Distance Evaluation Form

cc: Mr. Darrell Mobley (Via E-mail)  
Mr. Augustine Rebish (Via E-mail)  
Mr. Shawn Burnett (Via E-mail)  
Mr. John Webster, Wilson T. Ballard Co (Via E-mail)  
Mr. Richard Weaver, M-NCPCC (Via E-mail)  
Mr. Gary Fowler (Fowler Associates, Inc.)
MEMORANDUM

TO: Cathy Conlon, Supervisor, Development Review
FROM: Josh Penn, Environmental Planning
DATE: March 31, 2006
SUBJECT: Preliminary Plan: #120060230 - Wootten Subdivision

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

1) Compliance with all conditions of approval of the preliminary forest conservation plan per Environmental Planning memo and plan signed March 31, 2006. The applicant shall satisfy all conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

1- 1- Submittal of financial security to M-NCPPC prior to clearing or grading.

2- 2- Required site inspections by M-NCPPC enforcement staff per Section 110 of the Forest Conservation Regulations.

3- 3- Maintenance and management agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

2) Record plat of subdivision shall reflect a Category One forest conservation easement over all protected forest and environmental buffer areas as shown on the PFCP.

DISCUSSION

The Wootten Subdivision property is a 8.61-acre site northeast of the intersection of Sandy Spring Road and Dino Drive. The site is in the Use I-P Lower Patuxent River watershed, draining directly to the Rocky Gorge water supply reservoir, and is within the Patuxent River Watershed Primary Management Area (PMA). There are no streams or forest currently onsite. The property is zoned RC.
Environmental Guidelines

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #4-05263 was approved on April 29, 2005. The NRI/FSD identifies the environmental constraints on the subject property and areas of forest. The 11.35-acre site has no streams, stream buffers or forest.

The Environmental Guidelines recommend a 10 percent impervious cap for all properties in the Patuxent River Watershed Primary Management Area (PMA) for which this site is located. Only a small portion of the site is within the PMA transition area and there is no proposed impervious surface in this area.

Forest Conservation

The applicant submitted a preliminary forest conservation plan as part of the preliminary plan of subdivision. Under section 22A-12(f) of the Montgomery County code properties in agricultural resource areas must plant or retain a certain percentage of the forest onsite. The applicant will meet the afforestation threshold by planting 1.07 acres of forest on the property. This forest will be permanently protected by a Category I forest conservation easement.

STAFF RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the preliminary forest conservation plan. The plan complies with Section 22A of the Montgomery County Code and the PMA imperviousness limitations established by the M-NCPPC Environmental Guidelines.
MEMORANDUM
June 2, 2006

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

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-06023, Wooten Subdivision, lot 5

This is to notify you that the status of the plan received in this office on June 1, 2006, 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.

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

cc: Owner
Surveyor
File