**MEMORANDUM**

DATE: June 20, 2006

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Preliminary Plan Approval for 2 residential dwelling units

PROJECT NAME: Leawood

CASE #: 120060690

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: Rural Cluster (RC)

LOCATION: Located on the east side of New Hampshire Avenue (MD 650),
approximately 680 feet north of Brighton Knolls Drive

MASTER PLAN: Olney

APPLICANT: James C. and Naomi Y. Fisher

ENGINEER: VanMar Associates, Inc.

FILING DATE: January 5, 2006

HEARING DATE: July 6, 2006

STAFF RECOMMENDATION: Approval, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) lots for two (2) residential dwelling units.
- 2) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable. Conditions include, but are not limited to, the following:
 - a. Final forest conservation plan to include:
 - i. permanent markers (such as permanent fences or signs) to clearly identify boundaries of the Category I conservation easement.
 - ii. Planting plan to use a minimum of 1" caliper native trees.
 - iii. Final tree protection plan to show proposed final driveway location, grading, and limits of disturbance for proposed Lot 1. The tree protection plan will also identify which trees along the common driveway may be protected and which trees must be removed.
- 3) Record plat to reflect a Category I easement over all forest conservation and environmental buffer areas, and an open space easement over all remaining area of rural open space.
- 4) Record plat to have the following note: "The land contained hereon is within an approved cluster development and subdivision or resubdivision is not permitted after the property is developed."
- 5) The applicant shall dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 6) Access and improvements as required to be approved by MDSHA prior to issuance of access permits.
- 7) Compliance with conditions of MCDPWT letter dated April 12, 2006, unless otherwise amended.
- 8) Compliance with the conditions of the MCDPS stormwater management approval dated January 27, 2005.
- 9) Compliance with conditions of the MCDPS (Health Dept.) septic approval dated June 1, 2006.
- 10) Other necessary easements.

SITE DESCRIPTION:

The subject property, Parcel 735, contains 10.38 acres and is zoned Rural Cluster. The property is located on the east side New Hampshire Avenue (MD 650) in the Olney Master Plan area (Attachment A). The property has an existing dwelling and accessory structure, which will remain. Surrounding land uses are large-lot residential.

The property is within the Hawlings River watershed (Use IV waters), which is a major watershed of the Patuxent River. Much of the property lies within the Patuxent River Primary Management Area (PMA). About 1.13 acres of existing forest lies within and adjacent to an

environmental buffer area on the eastern portion of the site. Six trees that are over 24 inches in diameter at breast height (dbh) lie along the existing common driveway near New Hampshire Avenue.

PROJECT DESCRIPTION:

This is a preliminary plan of subdivision to create two lots for 2 one-family detached dwelling units, one of which currently exists (Attachment B). The application proposes using the cluster method of development which requires that 60% of the site remain as open space. The open space requirement is proposed to be met by creation of a combination open space and conservation easement on the larger of the two proposed lots. Per the requirements of the PMA, the total impervious surfaces within the site must be less than 10%. The plan is well under this limit.

Access to the proposed lots will be to New Hampshire Avenue via an existing, shared driveway. The lots will be served by private wells and standard trench septic systems.

DISCUSSION OF ISSUES

Master Plan Compliance

The Olney Master Plan does not specifically identify the Subject Property for discussion but does give general guidance and recommendations to maintain the low density, residential character of the area. The proposed plan is in compliance with this recommendation.

Environment

As noted above, the site lies within the Hawlings River watershed and much of the property lies within the Patuxent River Primary Management Area (PMA). About 1.13 acres of existing forest lies within and adjacent to an environmental buffer area on the eastern portion of the site. Six trees that are over 24 inches in diameter at breast height (dbh) lie along the existing common driveway near New Hampshire Avenue.

Forest Conservation

The preliminary forest conservation plan proposes to retain all the existing forest and afforest 0.94 acre, which satisfies the requirements of the forest conservation law. Existing and planted forest would be placed in a Category I conservation easement on the eastern portion of proposed Lot 2. Staff is recommending that permanent markers, such as split rail fencing or permanent signs, be located along the conservation easement boundary so the conservation easement can be easily located.

In addition, the final forest conservation plan is required to include a final tree protection plan for the large trees that are located along the existing driveway. Depending on the final configuration of the proposed driveway to serve the house on Lot 1, one or more of the large trees may need to be removed. Staff had suggested that the new driveway for Lot 1 be located

about 300 feet from New Hampshire Avenue in order to avoid all disturbance within the critical root zones of the large trees. However, the applicant has indicated that if the new driveway is over 150 feet from New Hampshire Avenue, Fire and Rescue would require the existing portion of the common driveway to be reconstructed with a wider cross section that would likely result in the loss of all trees. Therefore, staff supports the location of the new driveway as proposed, and will incorporate necessary tree protection into the final tree save plan.

Environmental Buffer

The environmental buffer is located on Lot 2. The buffer and the forest within and surrounding the buffer area are to be protected with a Category I conservation easement.

Patuxent River Primary Management Area (PMA)

The “Environmental Guidelines” recommend the application of a 10 percent imperviousness limit for land development projects that lie within the PMA and are reviewed by the Planning Board. This subdivision proposes an imperviousness of about 4.6 percent over the site. This meets the imperviousness guideline limit.

Citizen Outreach and Correspondence

This plan submittal pre-dated new requirements for a per-submission meeting with neighboring residents, however, written notice was given by the applicant and staff of the plan submittal and the public hearing. As of the date of this report, no citizen correspondence has been received.

ANALYSIS

Staff’s review of the preliminary plan indicates that the plan conforms to the recommendations of the Olney Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area’s low density residential character and to protect the Patuxent River Watershed. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, and that the public facilities will be adequate to support and service the proposed lots.

Staff also finds the size, width and orientation of the proposed lots are appropriate for their location in the proposed subdivision and that the overall plan complies with the requirements of Chapter 50, the Subdivision Regulations and Chapter 59, the Zoning Ordinance, as summarized in Table 1. The plan has also been reviewed by all applicable county agencies, and they have recommended approval (Attachment C). Based on these findings, staff recommends approval of the proposed subdivision plan with the specified conditions.

CONCLUSION:

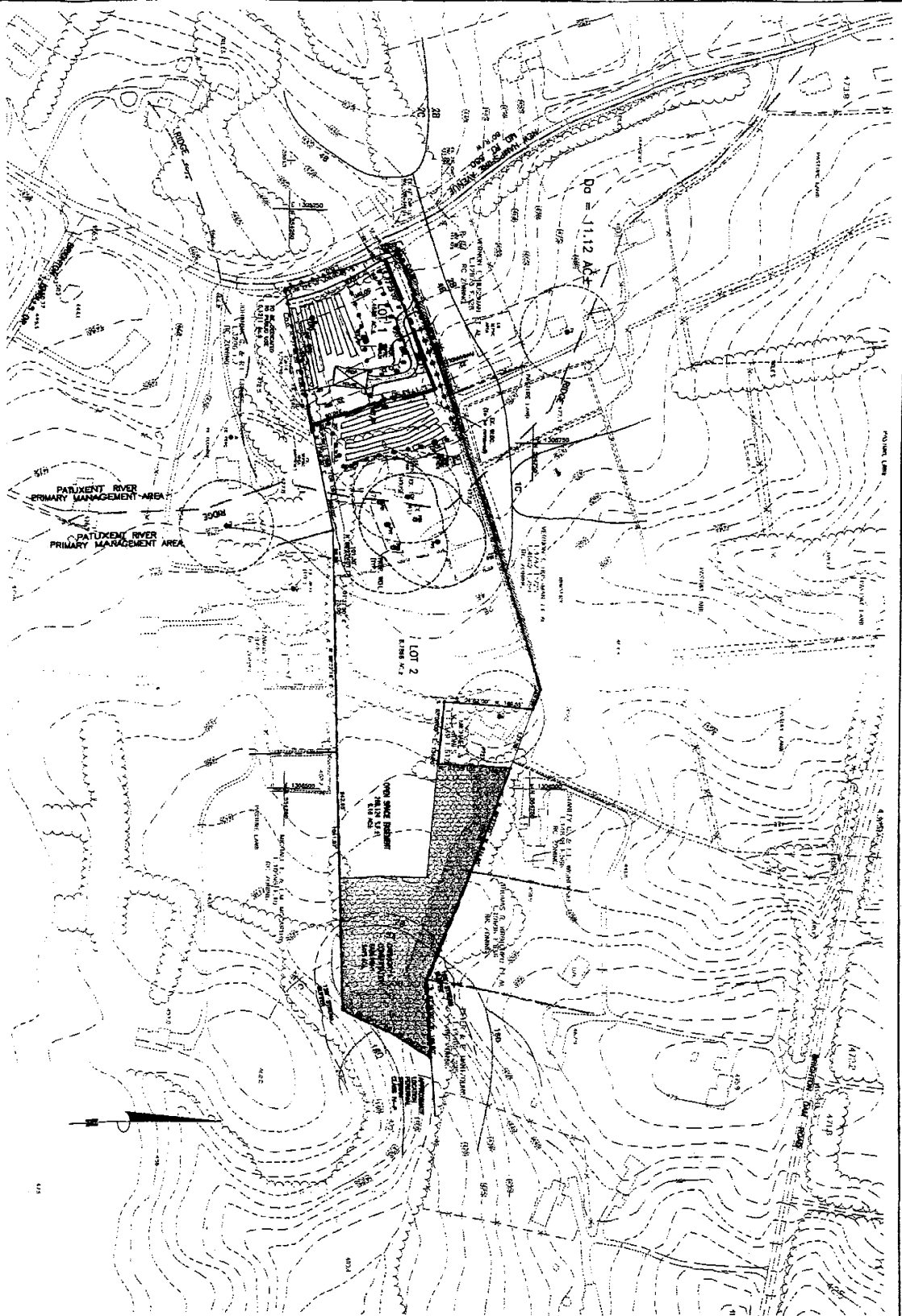
Staff finds that Preliminary Plan #120060690 conforms to the Olney Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan.

Attachments

Attachment A Vicinity Development Map
Attachment B Proposed Development Plan
Attachment C Agency Comments

Table 1. Preliminary Plan Data Table and Checklist

Plan Name: Leawood				
Plan Number: 120060690				
Zoning: RC				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: residential				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval on the Preliminary Plan	Verified	Date
Minimum Lot Area	40,000 sq.ft.	64,033 sq.ft. is minimum proposed	CAC	6/20/06
Lot Width	125 ft.	Must meet minimum	CAC	6/20/06
Lot Frontage	25 ft.	Must meet minimum	CAC	6/20/06
Setbacks				
Front	50 ft. Min.	Must meet minimum	CAC	6/20/06
Side	17ft. Min./ 35ft. total	Must meet minimum	CAC	6/20/06
Rear	35ft. Min.	Must meet minimum	CAC	6/20/06
Height	50ft. Max.	May not exceed maximum	CAC	6/20/06
Max Resid'l d.u per zoning	2 d.u.	2 d.u.	CAC	6/20/06
MPDUs	N/a			
TDRs	N/a			
Site Plan Req'd?	No			
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes		CAC	6/20/06
Road dedication and frontage improvements	Yes		CAC	6/20/06
Environmental Guidelines	Yes		Staff memo	6/19/06
Forest Conservation	Yes		Staff memo	6/19/06
Master Plan Compliance	Yes		CAC	6/20/06
Other (i.e., parks, historic preservation)	N/a			
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes		Agency letter	1/27/05
Water and Sewer (WSSC)	N/a			
10-yr Water and Sewer Plan Compliance	N/a			
Well and Septic	Yes		Agency letter	6/1/06
Local Area Traffic Review	N/a			
Fire and Rescue	Yes		Agency letter	6/15/06
Other (i.e., schools)				

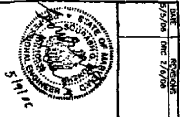


Legend of Development

Symbol	Number	Code	Area	Notes
[Symbol]	1	1	Lot 1	
[Symbol]	2	2	Lot 2	
[Symbol]	3	3	Lot 3	
[Symbol]	4	4	Lot 4	
[Symbol]	5	5	Lot 5	
[Symbol]	6	6	Lot 6	
[Symbol]	7	7	Lot 7	
[Symbol]	8	8	Lot 8	
[Symbol]	9	9	Lot 9	
[Symbol]	10	10	Lot 10	

Lot	Area (Acres)	Volume	Height	Notes
1	1.12	1.12	1.12	
2	1.12	1.12	1.12	
3	1.12	1.12	1.12	
4	1.12	1.12	1.12	
5	1.12	1.12	1.12	
6	1.12	1.12	1.12	
7	1.12	1.12	1.12	
8	1.12	1.12	1.12	
9	1.12	1.12	1.12	
10	1.12	1.12	1.12	

OWNER/DEVELOPER:
 NAME OF A FIRM OR INDIVIDUAL
 ADDRESS AND CITY, STATE AND ZIP CODE
 DATE OF PREPARATION

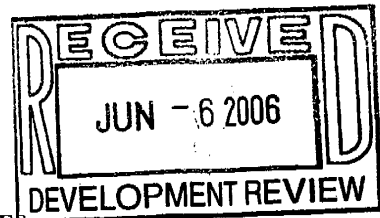


PRELIMINARY PLAN
 LOTS 1 & 2
 LEAWOOD
 SITUATED ON 28301 NEW MARSHBURG AVE
 MONTGOMERY COUNTY, MARYLAND
 NOVEMBER, 2005
 SCALE: 1"=100'
 SHEET 1 OF 1

GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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AGENCY CORRESPONDENCE



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

June 1, 2006

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

FROM: Robert Hubbard, Director
Department of Permitting Services

SUBJECT: Status of Preliminary Plan: #1-06069, Leawood, 2 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. The well easement is to be shown on the record plat as it is depicted on the preliminary plan.
3. The record plat must show all existing and proposed wells; all septic areas; and all existing buildings.

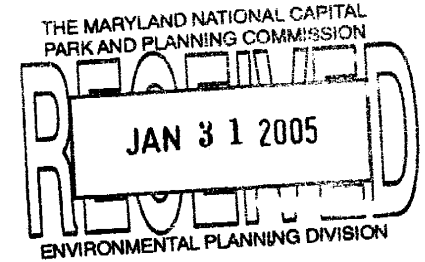
If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Owner
Surveyor
File





DEPARTMENT OF PERMITTING SERVICES



Douglas M. Duncan
County Executive

January 27, 2005

Robert C. Hubbard
Director

Mr. Sourabh G. Munshi
Vanmar Associates Inc.
310 South Main Street, P.O. Box 328
Mount Airy, MD 21771

Re: Stormwater Management **CONCEPT** Request
for Leawood
Preliminary Plan #: Pending
SM File #: 215967
Tract Size/Zone: 10.38/RC
Total Concept Area: 10.38ac
Lots/Block: Proposed 1 & 2
Parcel(s): 735
Watershed: Hawlings River

Dear Mr. Munshi:

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 via the disconnection of rooftop and non rooftop runoff credits. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following **items** will need to be addressed **during** 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. Lot 2 will not require stormwater management at this time. If lot 2 is developed in the future it must meet the stormwater management requirements that are in place at that time.

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.

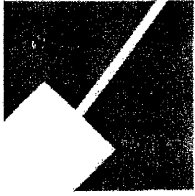
If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,

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

RRB:dm CN 215967

cc: R. Weaver
S. Federline
SM File # 215967

QN - On Site; Acres: 4.59ac
QL - On Site; Acres: 1.37ac
Recharge is provided



**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 Division

FROM: ^{CB} Candy Bunnag, Planner Coordinator, Environmental Planning Section,
Countywide Planning Division

DATE: June 19, 2006

SUBJECT: Preliminary Plan 120060690, Leawood

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. Forest retention areas and environmental buffers to be placed in Category I conservation easement. Easements to be shown on record plats.
2. Compliance with the conditions of approval of the preliminary forest conservation plan. Conditions include, but are not limited to, the following:
 - a. Final forest conservation plan to include the following:
 - i. permanent markers (such as permanent fences or signs) to clearly identify boundaries of the Category I conservation easement.
 - ii. Planting plan to use a minimum of 1" caliper native trees.
 - iii. Final tree protection plan to show proposed final driveway location, grading, and limits of disturbance for proposed Lot 1. The tree protection plan will also identify which trees along the common driveway may be protected and which trees must be removed.

BACKGROUND

The 10.38-acre site lies within the Hawlings River watershed (Use IV waters), which is a major watershed of the Patuxent River. Much of the property lies within the Patuxent River Primary Management Area (PMA). About 1.13 acres of existing forest lies within and adjacent to an environmental buffer area on the eastern portion of the site. An existing house and driveway are also found on the site. Six trees that are over 24 inches in diameter at breast height (dbh) lie along the existing common driveway near New Hampshire Avenue.

Forest Conservation

The preliminary forest conservation plan proposes to retain a all of the existing forest and

afforest 0.94 acre. Existing and planted forest would be placed in a Category I conservation easement on the eastern portion of proposed Lot 2.

Staff recommends that permanent markers such as split rail fencing or permanent signs be located along the conservation easement boundary so that the conservation easement can be easily located.

In addition, the final forest conservation plan should include a final tree protection plan for the large trees that are located along the existing driveway. Depending on the final configuration of the proposed driveway to serve the house on Lot 1, one or more of the large trees may need to be removed. Staff had suggested that the new driveway for Lot 1 be located about 300 feet from New Hampshire Avenue in order to avoid disturbance within the critical root zones of the large trees. However, the applicant has indicated that if the new driveway is over 150 feet from New Hampshire Avenue, then Fire and Rescue will require the common driveway to be reconstructed with a wider cross section and none of the large trees could be protected.

Staff believes the preliminary forest conservation plan, with staff's recommended conditions, meets the requirements of the County Forest Conservation Law.

Environmental Buffer

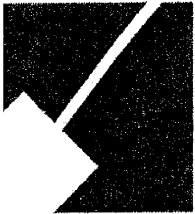
The environmental buffer is located on Lot 2. The buffer and the forest within and surrounding the buffer area are to be protected with a Category I conservation easement.

Patuxent River Primary Management Area (PMA)

The "Environmental Guidelines" recommends the application of a 10 percent imperviousness limit for land development projects that lie within the PMA and are reviewed by the Planning Board. This subdivision proposes an imperviousness of about 4.6 percent over the site. This meets the imperviousness guideline limit.

RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision with conditions.



MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Cathy Conlon, Development Review Division

SUBJECT: Preliminary Forest Conservation Plan # 120060690
Preliminary Plan Leewood

SENT VIA FAX TO: David Adams, Vanmar Associates, Inc. (fax: 301-831-5603)

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

Adequate as submitted

RECOMMENDATIONS

Approve subject to the following conditions:

- Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")
- Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:
 - Tree Protection Plan
 - Afforestation/Reforestation Planting Plan
- Submittal of financial security to M-NCPPC prior to clearing or grading.
- 1. Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats. **Forest retention areas and environmental buffers to be placed in Category I conservation easement. Easements to be shown on record plats.**
- Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.
- Others:

Final forest conservation plan to include the following:

- i. **Permanent markers (such as permanent fences or signs) to clearly identify boundaries of the Category I conservation easement.**
- ii. **Planting plan to use a minimum of 1" caliper native trees.**
- iii. **Final tree protection plan to show proposed final driveway location, grading, and limits of disturbance for proposed Lot 1. The tree protection plan will also identify which trees along the common driveway may be protected and which trees must be removed.**

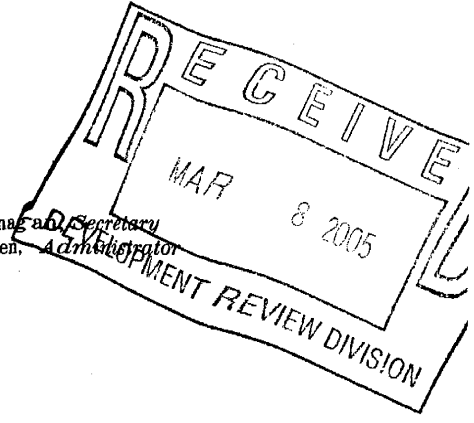
SIGNATURE: Candy Bunnag (301) 495-4543
Environmental Planning Division

DATE: 6/19/06

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



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



Maryland Department of Transportation

March 6, 2006,

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

Re: Montgomery County
Leawood
File No. 1-20060690
MD 650 (eastside)
Mile Post: 16.65

Dear Ms. Conlon:

The State Highway Administration (SHA) appreciates the opportunity to review the preliminary plan application for the proposed 2-lot residential development. We offer the following comments:

- The applicant's consultant submitted a sight distance analysis and evaluation on Montgomery County worksheets. Proposed access is from MD 650 and the applicant must submit a sight distance evaluation on SHA worksheets. The consultant should note that 3.5' should be used for both height of object and height of eye for sight distance analysis. For stopping sight distance analysis the height of object is 2.0' and the height of eye is 3.5'.
- Truncations and right-of-way dedications need to be in accordance with the Master Plan of Highways. SHA will require that the right-of-way dedications be platted using SHA standards. Please contact Dan Andrews of the Plats and Surveys Division @ 410-545-8975 for additional information. You may also e-mail Mr. Andrews at dandrews@sha.state.md.us.
- The proposed MD 650 access is subject to the terms and conditions of a residential access permit, which must be received from SHA's District #3 Utilities Office. The applicant should contact SHA's District #3 Utilities Office at 301-513-7350 for permitting requirements.

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

Ms. Catherine Conlon
Page Two

If you have any questions, please contact Ray Burns at 410-545-5592 or our toll free number in Maryland only 1-800-876-4742.

Very truly yours,



for Steven D. Foster, Chief
Engineering Access Permits Division

SDF/rbb
Attachment

cc: VanMar Associates \ 310 South Main Street, Mt. Airy, MD 21771
James and Naomi Fisher \ 20301 New Hampshire Ave, Brinklow, MD 20862
Mr. Darrell Mobley *sent via e-mail*
Mr. Ted Beeghly *sent via e-mail*
Mr. Augustine Rebish *sent via e-mail*

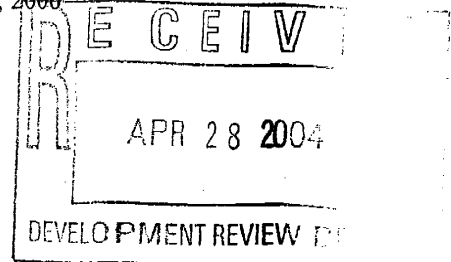


DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

April 12, 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 #1-20060690
Leewood, Lots 1 and 2

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated 1/4/06. This plan was reviewed by the Development Review Committee at its meeting on 2/6/06. 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 paving, storm drainage, sidewalks and/or bikeways as well as existing rights of way and easements on the preliminary plan.
2. Necessary dedication for New Hampshire Ave 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.
5. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
6. Revise the plan as necessary to meet the requirements of the Montgomery County Department of Permitting Services with regard to wells and/or septic systems.



Division of Operations

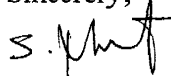
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

Ms. Catherine Conlon
Preliminary Plan No. 1-20060690
Date April 12, 2006
Page 2

7. 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.
8. Access and improvements along New Hampshire Ave (MD 650) as required by the Maryland State Highway Administration.
9. Please coordinate with Department of Fire and Rescue about their requirements for emergency vehicle access.

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@montgomerycountyrnd.gov or (240) 777-6000.

Sincerely,



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

m:/subdivision/farhas01/preliminary plans/1-20060690, Leawood, Lots 1 & 2 .doc

Enclosures ()

cc: James C. and Naomi Y. Fisher
David Adams, VanMar Associates
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR
Sarah Navid; DPS RWPPR
Shahriar Etemadi; M-NCPPC TP
Gregory Leck, DPWT TEOS
Raymond Burns, MSHA
Preliminary Plan Folder
Preliminary Plans Note Book



FIRE MARSHAL COMMENTS

DATE: 6-15-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~ *LEAWOOD PROPERTY #1-20060690*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 6-15-06. 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