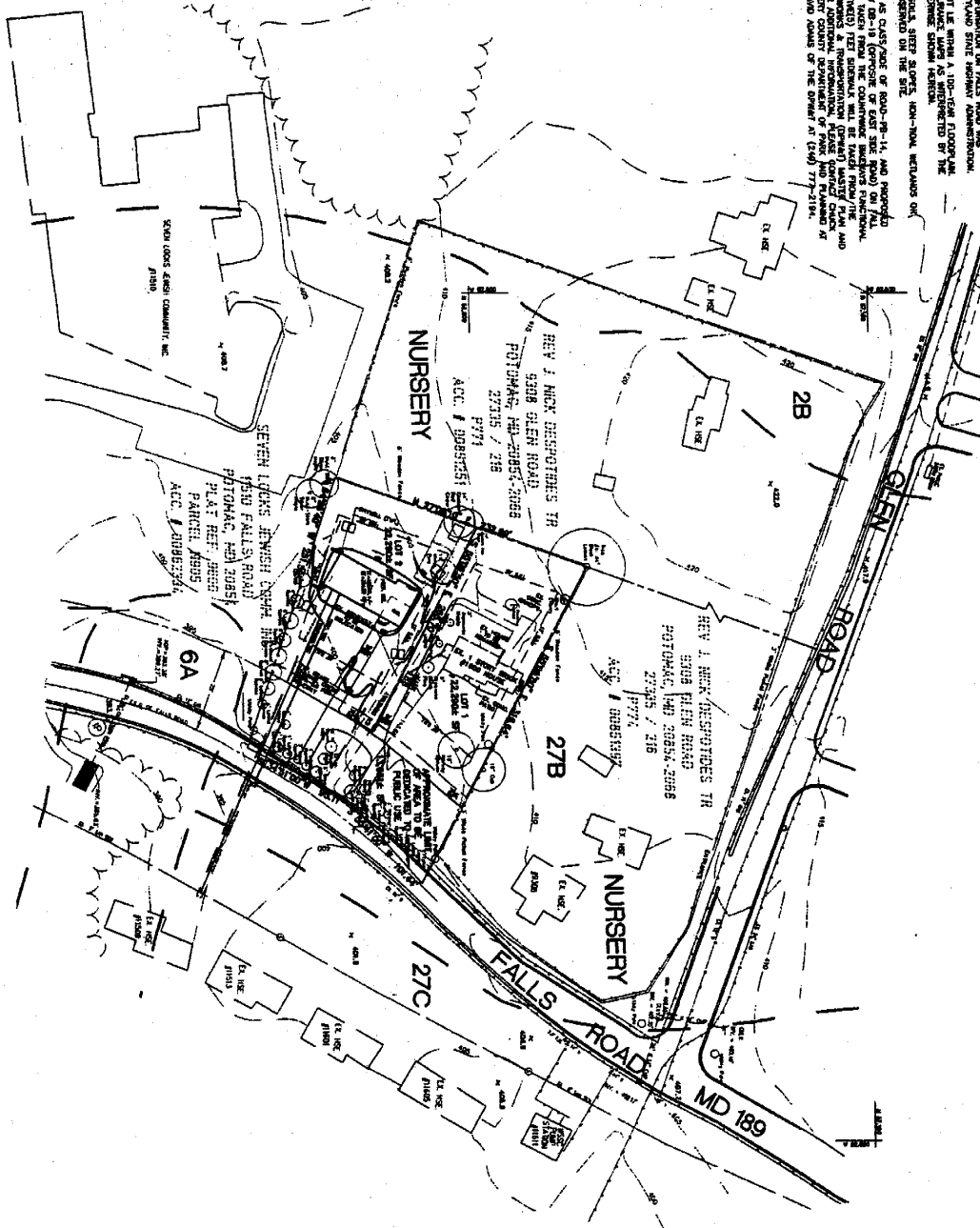


- GENERAL NOTES:**
1. EXISTING PROPERTY, UTILITIES, AND PLANNING DEPARTMENT. EXISTING FROM THE MARYLAND STATE DEPARTMENT OF TRANSPORTATION. EXISTING FROM THE MARYLAND STATE DEPARTMENT OF TRANSPORTATION. EXISTING FROM THE MARYLAND STATE DEPARTMENT OF TRANSPORTATION.
 2. THIS PROJECT SHALL BE CONSIDERED AS A DEVELOPMENT OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.
 3. THERE ARE NO HIDDEN SOILS, STEEP SLOPES, NON-TOXIC WETLANDS OR PROTECTED SPECIES OBSERVED ON THE SITE.
 4. THE PROPOSED DRIVEWAY AS CLASSIFIED OR ROAD-18-14, AND PROPOSED CLASS 1 & 2 DUAL DRIVEWAY (20'-18" (OPPOSITE OF EAST SIDE ROAD) ON FALLS ROAD. THE PROPOSED DRIVEWAY SHALL BE CONSIDERED AS A DEVELOPMENT OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON. THE PROPOSED DRIVEWAY SHALL BE CONSIDERED AS A DEVELOPMENT OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON. THE PROPOSED DRIVEWAY SHALL BE CONSIDERED AS A DEVELOPMENT OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.



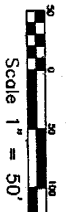
CERTIFICATE FOR REGISTERED ENGINEER/SURVEYOR

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Engineer and Surveyor in the State of Maryland, and that I am the author of the above described plan and that the same is a true and correct copy of the original submitted to me for the execution of a certificate.

Signature of Engineer/Surveyor: *[Signature]*

Date: 10/19/05

My Commission Expires on: 10/19/08



VICINITY MAP
SCALE: 1"=200'
ORIENTED AS THE MAP PEOPLE
COMPILED BY THE MAP PEOPLE

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	DC: EDGE OF PAVEMENT
(Symbol)	EX: CONDUIT LINE
(Symbol)	EX: RIBB/CORNER OF TREES
(Symbol)	DC: PROPERTY LINE
(Symbol)	PRPP: PROPERTY LINE
(Symbol)	BUILDING RESTRICTION LINE
(Symbol)	EX: FENCE
(Symbol)	EX: GAS LINE
(Symbol)	EX: WATER LINE
(Symbol)	EX: SANITARY SEWER W/L
(Symbol)	EX: WATER VALVE
(Symbol)	EX: FIRE HYDRANT
(Symbol)	EX: STORAGE DOWN
(Symbol)	EX: STORAGE DOWN (W/L)
(Symbol)	SOILS TYPE

SITE INFORMATION

1. SITE ADDRESS: 11800 FALLS ROAD, POTOMAC, MD 20854
2. APPLICANT/OWNER: DR. JAVAD KHALILZADEH, UNIVERSITY OF MARYLAND, 2007/12-22/20
3. PARCEL: P027
4. URBAN/PLANNING: 04/19/02/22
5. LOTS: 1 AND 2
6. ZONING: R-300
7. TOTAL TRACT AREA: 57,831 SF (OR 1.32 +/- ACRES)
8. EXISTING USE: RESIDENTIAL
9. PROPOSED USE: RESIDENTIAL
10. MIN. SIDE YARD SETBACK: 12'
11. MIN. SIDE YARD SETBACK: 25'
12. FRONT YARD SETBACK: 40'
13. REAR YARD SETBACK: 30'
14. MINIMUM LOT AREA: 20,000 SF
15. MAX. BUILDING COVERAGE: 25%
16. MAX. BUILDING HEIGHT: 50'

PRELIMINARY PLAN
KHALILZADEH PROPERTY



BURGESS & NIPLE

Professional Engineer and Surveyor seal for the State of Maryland, including the name and registration details of the engineer/surveyor.

Preliminary Plan Data Table and Checklist

Plan Name: Khalilzadeh Property				
Plan Number: 120060030				
Zoning: R-200				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Residential – 2 one-family detached dwelling units				
PLAN DATA	Required/Permitted	Provided	Verified	Date
Minimum Lot Area	20,000 sq.ft.	22,290 sq.ft. is minimum proposed	<i>Dma</i>	October 21, 2005
Lot Width	100 ft.	Must meet minimum	<i>Dma</i>	October 21, 2005
Lot Frontage	25 ft.	Must meet minimum		October 21, 2005
Setbacks				October 21, 2005
Front	40 ft. Min.	Must meet minimum	<i>Dma</i>	October 21, 2005
Side	12 ft. Min./ 25 ft. total	Must meet minimum	<i>Dma</i>	October 21, 2005
Rear	30 ft. Min.	Must meet minimum	<i>Dma</i>	October 21, 2005
Height	35 ft. Max.	May not exceed maximum	<i>Dma</i>	October 21, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	2 dwelling units (Based on total area)	2 dwelling units	<i>Dma</i>	October 21, 2005
MPDUs	N/A	N/A	<i>Dma</i>	October 21, 2005
TDRs	N/A	N/A	<i>Dma</i>	October 21, 2005
Site Plan Req'd?	No	No	<i>Dma</i>	October 21, 2005
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street	Yes	Yes	<i>Dma</i>	October 21, 2005
Road dedication and frontage improvements	Dedication	Yes	SHA	Sept. 26, 2005
Environmental Guidelines	Yes	Yes	Environmental memo	July 29, 2005
Forest Conservation	Yes	Yes	Environmental memo	July 29, 2005
Master Plan Compliance	Yes	Yes	<i>Dma</i>	October 21, 2005
Other				
ADEQUATE PUBLIC FACILITIES				
Stormwater Management	Yes	Yes	DPS memo	June 15, 2005
Water and Septic	Yes	Yes	WSSC memo	August 1, 2005
Local Area Traffic Review	Not required	N/A	N/A	N/A
Fire and Rescue	No comments ¹			

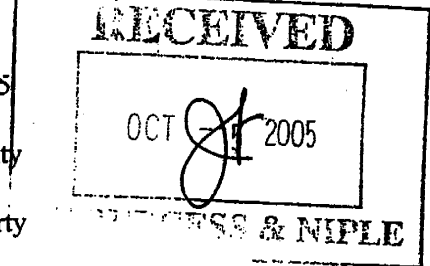
¹ Per Section 50-35(c) each agency to which a plan is referred has 30 days to return recommendations. If recommendations are not made within the 30-day period by any agency to whom referred, the plan is deemed to be approved by the agency.

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



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

Maryland Department of Transportation
September 26, 2005



Mr. James A. Taylor, P.E.
Senior Project Manager
Burgess & Niple
170 Rollins Avenue
Rockville, MD 20852

Re: Montgomery County
MD 189 General
Khalilzadeh Property
File No. 1-06003

C: Kevin Liang
Gary Simpson
Dave Post

Dear Mr. Taylor:

The State Highway Administration (SHA) would like to thank you for the opportunity to review the revised preliminary plan and associated materials for the Khalilzadeh property. We have completed our review and offer the following comments:

- Truncation and right-of-way dedication needs to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications be platted using SHA standards. Please contact Mr. 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).
- SHA will allow the proposed circular driveway as shown along MD 189 to accommodate the two houses. Access to these property is subject to the "Rules and Regulations" of this Administration with a permit issued by our District 3 Utility Engineer for (1) one 20' residential driveway and any minor adjustments required to the existing driveway. Please contact Mr. Augustine Rebish, District 3 Utility Engineer @ 301-513-7350 for permitting requirements.
- The submitted sight distance is acceptable for stopping sight distance. For intersection sight distance, the evaluation is acceptable with the condition that all trees and other plantings be removed along the property frontage to maximize sight distance for both driveways.

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

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Dan Andrews (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)
Ms. Cathy Conlon, 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



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

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

Maryland Department of Transportation
July 29, 2005

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

Re: Montgomery County
MD 189 General
Khalilzadeh Property
File No. 1-06003

Dear Ms. Conlon:

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

- Truncation and right-of-way dedication needs to be in accordance with the Master Plan of Highways. SHA will require that right-of-way dedications be platted using SHA standards. Please contact Mr. 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).
- Access to this property is subject to the "Rules and Regulations" of this Administration with a permit issued by our District 3 Utility Engineer for (1) one 20' residential driveway. Please contact Mr. Augustine Rebish, District 3 Utility Engineer @ 301-513-7350 for permitting requirements.
- Clearly show the proposed conditions for the existing and proposed driveways. SHA supports a shared driveway access between the residences of Lot 1 and Lot 2, if Lot 1 is to remain.
- Sight distance should be resubmitted for the proposed driveway location using the SHA requirements.

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

cc: Mr. Darrell Mobley (Via E-mail)
Mr. Augustine Rebish (Via E-mail)
Mr. Richard Weaver, M-NCPPC (Via E-mail)
Mr. James Taylor (Burgess & Niple, Inc.)
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

EPD Recommendation to Dev Rev Div: Approve w/conditions as noted below

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS**

TO: Cathy Conlon
Development Review Division

SUBJECT: Plan # 1-06003, Name Khalilzadeh Property
DRC date: 08/01/05
NRI/FSD #: 4-05318E

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County as per the forest conservation laws and regulations, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

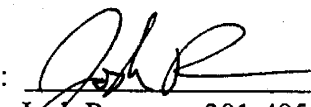
SUBMITTAL ADEQUACY

Plan is complete. (see recommendations below)

EPD RECOMMENDATIONS:

Approval

- 1- Consider redesigning the driveway so that both lots can utilize a shared driveway.

SIGNATURE: 
Josh Penn 301-495-4546
Environmental Planning Division

DATE: 07/29/05

cc: Burgess & Niple

Reminder: Address your submissions/revisions to the Reviewer who completed the Comments sheet.
Put the Plan numbers on your cover/transmittal sheets.

COPY

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION RECOMMENDATIONS

TO: Plan review staff, Environmental Planning Section

SUBJECT: Project Name Khalilzadeh Property Date Recd 5/10/05
NRI/FSD # 4-05318E

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption:

EXEMPTION:

Small Property

Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet, and no specimen or champion trees will be disturbed;

Activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or any specimen or champion trees, and reforestation requirements would be less than 10,000 square feet.

Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.

NOTE: Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.

This property may be subject to a Tree Save Plan. Although the site does not have any large or specimen trees, staff will review the submitted Tree Save Plan as part of the preliminary plan review to determine if any existing trees, especially along the property boundaries should be preserved.

This property is not within a Special Protection Area.

Signature: Candy Bunnag *CB*
, Environmental Planning

Date: 6/7/05

Cc: Long Nguyen, Burgess and Niple (fax: 301-468-9669)

fcpxemption.doc r01/03

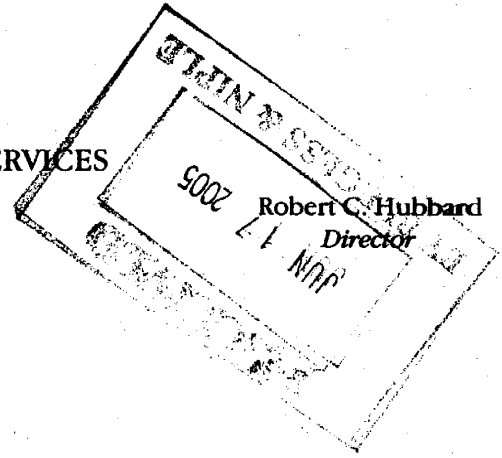
Post-it Fax Note	7671	Date	6/7	# of pages	1
To	Long Nguyen	From	Candy Bunnag		
Co./Dept	Burgess & Niple	Co	MNPPC		
Phone #		Phone #	301 495 4573		
Fax #	301 468 9669	Fax #			



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

June 15, 2005



Mr. Long Nguyen
Burgess & Niple
170 Rollins Avenue
Rockville, Maryland 20852

Re: Stormwater Management **CONCEPT** Request
for Claggett Farm / Khalilzadeh Property
SM File #: 217659
Tract Size/Zone: 1.32 Acres / R - 200
Total Concept Area: 1.32 Acre
Lots/Block: 1,2 / P
Watershed: Cabin John Creek

Dear Mr. Nguyen:

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 via four drywells for the new house and grass channels for new driveway run-off and, onsite recharge via drywells and grass channels. 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.

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 Ellen Rader at 240-777-6336.

Sincerely,



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

RRB:dm CN217659.ClaggetFarm.EBR

cc: R. Weaver
S. Federline
SM File # 217659

QN -not required; Acres:
QL - on-site; Acres: 1.32
Recharge is provided



**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: 1-06003

DRC Meeting Date: 08/01/2005

Subdivision Plan Name: Khalizadeh Property

Proposed Development: 1 SFH TR; 1 new SFH TBB

Watershed: Cabin John Creek

Zoning: R200

Planning Area: Potomac-Cabin John

Site Area: 1.3 acres

Location: 1600 Falls Rd

Engineer: burgess&niple

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

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: W - 1

Sewer: S - 1

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:**

1-06003 (8/1/05 DRC): no comment.

Prepared by: Shelley Janashek

Date prepared: 08/01/2005

WSSC Comments on Items for August 1, 2005
Development Review Committee Meeting

File Number	Project Name	Substantial Comments
1-06003	KHALILZADEH PROPERTY	<p><u>WATER AND SEWER AVAILABLE</u></p> <p>An existing 16-inch water main and an 8-inch sewer main in Falls Road about the subject property. Connections can be made directly to these mains to obtain water and sewer service.</p> <p><u>PAY SERVICE CONNECTION AND APPLICABLE FEES AND CHARGES</u></p> <p>Submit Connection application form to WSSC's One-Stop-Shop and settle all fee requirements.</p> <p>For connection information, it will be necessary for you to contact the Permit Services Group at (301) 206-4003 or visit our One-Stop Shop located on the lobby level of our Consolidated Office Building at 14501 Sweetzer Lane, Laurel, Maryland 20707.</p> <p><u>PAY SYSTEM DEVELOPMENT CHARGE (SDC) FEE</u></p> <p>System Development Charge (SDC) payment is required. Make payment to WSSC's One-Stop-Shop at the time of application for plumbing permit to install fixtures or hookup to the Commission's water and/or sewerage system(s).</p> <p><u>RECORD SERVICE CONNECTION EASEMENT</u></p> <p>If existing connections for 1600 Falls Road are located in existing driveway, you will be required to record a private service connection easement across Lot 2 to provide sewer and water service to Lot 1. Minimum easement width required is 15 feet for both water and gravity sewer connection installed in same trench.</p>



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

October 4, 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 # 1-06003
Khalilzadeh Property

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated June 29, 2005. This plan was reviewed by the Development Review Committee at its meeting on August 1, 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. Necessary dedication for future widening of Falls Road (Md 198) in accordance with the master plan.
2. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
3. Access and improvements along Falls Road (Md 198) as required by the Maryland State Highway Administration.
4. Relocation of utilities along existing roads to accommodate any required roadway improvements shall be the responsibility of the applicant.
5. 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.



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. 1-06003
October 4, 2005
Page 2

6. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

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

Sincerely,



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

m:/subd/gml/pp/1-06003, Khalilzadeh Property

cc: Dolores Kinney; M-NCPPC DRD
James A. Taylor; Burgess & Niple
Javed Khalilzadeh et al
John Borkowski; MSHA EAPD
Joseph Y. Cheung; DPS RWPPR
Christina Contreras; DPS RWPPR



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

DRC COMMENTS....AUGUST 1, 2005

Case#: 1-06003, Khalilzadeh Property

From: Gene von Gunten, R.S.- 240-777-6319

Comments:

1. Any existing well or septic system must be properly sealed.

