



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

CONSENT ITEM # \_\_\_\_\_  
 MCPB 9/6/07

**MEMORANDUM**

DATE: August 8, 2007  
 TO: Montgomery County Planning Board  
 VIA: Rose Krasnow, Chief *RK*  
 Robert Kronenberg, Acting Supervisor *RK*  
 Development Review Division  
 FROM: Joshua Sloan *JS*  
 Development Review Division  
 (301) 495-4597



REVIEW TYPE: Site Plan Amendment  
 PROJECT NAME: Woodcrest  
 CASE #: 82005009A  
 APPLYING FOR: Amendment to redesign various features including stormwater management facilities, storm drain lines, a roadway, retaining wall, garage and driveways.  
 REVIEW BASIS: Div. 59-D-3.7.  
 ZONE: R-200/RDT  
 LOCATION: The eastern side of MD 355 approximately 2,200 feet north of MD 121.  
 MASTER PLAN: Clarksburg Master Plan and Hyattstown Special Study Area, June 1994.  
 APPLICANT: Miller and Smith at Woodcrest LLC  
 FILING DATE: June 14, 2006.  
 HEARING DATE: September 6, 2007

**STAFF RECOMMENDATION:** Approval of the proposed amendments to Site Plan 820050090 and approval of the attached draft Planning Board Resolution for Site Plan 82005009A.

## **BACKGROUND**

### Original Preliminary Plan Approval

Preliminary Plan 120040190 (formerly 1-04019) was approved by the Planning Board on November 9, 2004 for the creation of 52 one-family detached units and 34 townhouse units inclusive of 11 MPDUs on 47 acres zoned R-200/RDT.

### Original Site Plan Approval

Site Plan 820050090 (formerly 8-05009) for Woodcrest was approved with conditions by the Planning Board on February 8, 2005. The approved plan proposed 86 total dwelling units, on 47.0 acres zoned R-200/RDT. As in the preliminary plan approval, 52 of these units are one-family detached and 34 are townhouses, including the 11 MPDUs.

### Conformance to Conditions of Approval

The proposed development shall comply with the conditions of approval for Site Plan 820050090 as listed in the Planning Board opinion dated February 8, 2005 except as modified by these amendments.

## **PROPOSED AMENDMENTS**

The applicant, Miller and Smith at Woodcrest LLC, filed the subject site plan amendment 82005009A on June 14, 2006. The proposed amendment requests the following modifications:

1. Reduction and redesign of storm water management facilities located on the Egan Property and along MD 355, due to the inability to obtain the necessary approval and easements from Mr. Egan.
2. Redesign of Snowden Farm Parkway (A-305) to an entirely closed section, between Dutrow Drive and MD 355, at the request of DPWT.
3. Redesign of interior road radii from 20 feet to 25 feet, at the request of the Fire Department.
4. Elimination of cul-de-sac islands, at the request of the Fire Department.
5. Redesign of cul-de-sac radii from DPWT standard of 43 feet to 45 feet, at the request of the Fire Department.
6. Reduction in the length of the retaining wall behind Lots 33-35 (Block "B") by 15' +/-, at the request of the Parks Department, to preserve existing trees. In place of this portion of the wall, a roll-curb will be installed along the alley behind Lots 33-35 (Block "B") for storm water management purposes.
7. Addition of 3-car garage option for Lots 11-35 (Block "B").
8. Redesign of private storm drain lines within previously shown easements, between dwelling and detached garage, on Lots 1-19 (Block "A"), Lots 1-35 (Block "B"), and Lots 1-9 (Block "C").

9. Re-grading of SWM Pond #1, located along the south side of Snowden Farm Parkway between Dutrow Drive and MD Route 355, due to new closed section (see 2., above).
10. Disturbance of the Carlisle Property, along the property line with Woodcrest, for the installation of water and sewer utilities.
11. Installation of 8' vinyl slats along entire length of southern and eastern maintenance yard fences to provide visual buffer.
12. Installation of stand pipes, for fire-fighting purposes, in front of Lots 1-18 (Block "A"). Exact locations to be determined at the time of Fire Marshall approval.
13. Elimination of shared driveways on Lots 36, 37, 40, 41, 44, and 45 (Block "B").
14. Addition of 5' wide sidewalk from patio to play area to sidewalk on HOA Parcel F.
15. New lighting and photometric plan to eliminate a number of lights on private drives.

## **PUBLIC NOTICE**

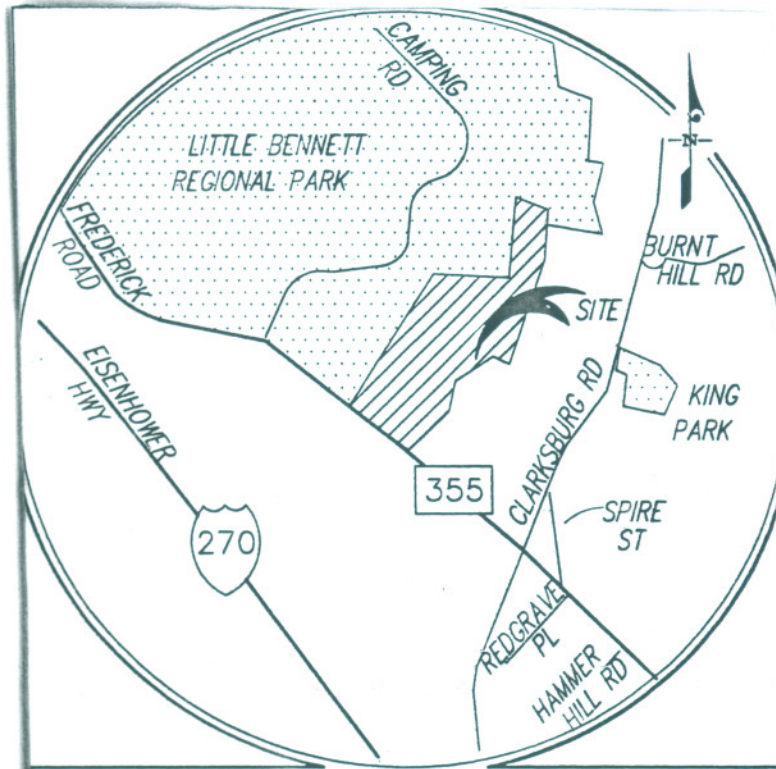
A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on June 16, 2006 (Attachment C). The notice gave the interested parties 15 days to review and comment on the amended site plan as per Montgomery County Zoning Ordinance Section 59-D-3.7. A subsequent notice regarding the subject site plan was sent to all parties of record by the Applicant on November 2, 2006 (Attachment D). This second notice was to revise the site plan amendment to include Item 13, the elimination of shared driveways. This letter again gave interested parties fifteen (15) days to comment. Staff did not receive any inquiry or comment regarding this amendment.

## **STAFF RECOMMENDATION**

The proposed minor modifications to the site plan do not alter the overall design character of the development in relation to the original approval. Further, these modifications do not affect the compatibility of the development to its surrounding neighborhood. Staff, therefore, recommends **approval** of Site Plan Amendment 82003021A.

## **ATTACHMENTS:**

- A. Vicinity Map
- B. Parks Department Approvals
- C. DPWT Approval
- D. Fire Marshall Memorandum
- E. Carlisle Property Easement
- F. Public Notice of Application
- G. Draft Planning Board Resolution



**VICINITY MAP**

SCALE: 1" = 2,000'

Hanley, Wendy, 10:09 AM 8/23/2006 -0400, Woodcrest Retaining Wall

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Subject: Woodcrest Retaining Wall  
Date: Wed, 23 Aug 2006 10:09:38 -0400  
X-MS-Has-Attach:  
X-MS-TNEF-Correlator:  
Thread-Topic: Woodcrest Retaining Wall  
Thread-Index: AcbGvcSY0Rm7RUx5RX27zusi0qtiUQ==  
From: "Hanley, Wendy" <Wendy.Hanley@mncppc-mc.org>  
To: "Ma, Michael" <Michael.Ma@mncppc-mc.org>  
Cc: <tzyla@glwpa.com>,  
<dreed@millerandsmith.com>,  
"Nelligan, Art" <Art.Nelligan@mncppc-mc.org>  
Envelope-To: tzyla@glwpa.com  
X-SpamScore: 0

Good Morning Michael,

The plans and installation of the retaining wall at the Woodcrest development, where the property borders Little Bennett Regional Park, was shortened by approximately 15'. This was done, per my request, in attempt to protect the root zone of a 20" caliber Red Maple tree.

Any questions, please contact me.

Thank you,  
Wendy Hanley,  
Park Manager  
Little Bennett Regional Park

Subject: Woodcrest  
Date: Fri, 6 Oct 2006 15:39:43 -0400  
X-MS-Has-Attach:  
X-MS-TNEF-Correlator:  
Thread-Topic: Woodcrest  
Thread-Index: Acbpfyshnhv5hosITAUidCiD7uuBiQ==  
From: "Hanley, Wendy" <Wendy.Hanley@mncppc-mc.org>  
To: <tzyla@glwpa.com>,  
"Sloan, Joshua" <joshua.sloan@mncppc-mc.org>  
Cc: <dreed@millerandsmith.com>,  
"Nelligan, Art" <Art.Nelligan@mncppc-mc.org>  
Envelope-To: tzyla@glwpa.com  
X-SpamScore: 0

Good Afternoon Tom and Joshua,

The plans for the installation of vinyl slats in the Little Bennett Regional Park Maintenance Yard fence stated that the slats were to be 8', however, the slats were changed to 10' as the fence is 10' in height. Also, the slates were continued for the entire length of the fence along the Woodcrest Community border to present a consistent and more attractive look. This was discussed and approved by staff on site.

Any questions, please contact me.

Thank you,  
Wendy Hanley,  
Park Manager  
Little Bennett Regional Park  
301-972-6581

# GLWGUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

Final Water Quality Plan Revisions: 3/23/06

This narrative serves to document the changes made to the Woodcrest project in regards to the Arterial Road, Snowden Farm Parkway – (A-305), being changed from open to closed section, and the changes made to the treatment of MD Rte. 355 drainage.

For the Snowden Farm Parkway changes:

GLW has provided at least ¼" of extra storage in facilities 21, 22, and 23, of the Woodcrest pond, to compensate for the closed section road-A305. Since the PIE was eliminated, more room was provided for the bottom and back slope of the pond to be pushed back, generating additional storage. Please refer to the revised computations.

For pretreatment purposes, three additional Downstream Defenders, one on each flow split pipe run, have been added. For Recharge purposes, two additional Storm chambers have been added to Facility 26.

It is the Developer's intention in the future to try and eliminate the sidewalk on the left side of A-305 from the intersection to Clarksburg road. If successful this will decrease the imperviousness of the Little Bennett Watershed. The Bike Path, from Rte 355 to the intersection of Dutrow Drive, will slope towards the SWM Facility to provide some additional pretreatment in the form of sheet flow.

For the SWM facility Along A-305 behind the Clarksburg Heights Subdivision, now known as Phase IV, we are providing 1" of treatment over the impervious. This facility has 1800 cf of extra storage, which will clearly make up for the closed section road.

Under the Final Water Quality pond approval for the Catawba Manor Pond, the requirement at the time of approval was to only need ½" of treatment. As a compensation for closed section roads including the future A-305, we bumped the storage requirement up to 1". We even calculated the impervious width of A-305 as 40 feet, although it is only 28 feet because it's closed section. The sidewalk and bike path imperviousness was also included in the calculations. Therefore nothing should need to be done to this facility. Its underdrain drains to an existing farm pond, which will further treat these areas the existing Farm Pond's outfall is being stabilized under the Woodcrest wetland permit.

Under the Final Water Quality pond approval for the Parkside subdivision, we were required to provide 1-1/2 inch of treatment over the impervious area by a system of sand filters – one outfalling to the next. The extra ½ inch was to compensate for closed section roads including the future A-305. The upper pond treats the ½" and the lower pond treats the rest.

# GLW GUTSCHICK, LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

For the Rte 355 Improvements:

The drainage from the Park and the townhouses to the North of the A305 intersection will be treated for water quality as approved in the final water quality plan and the quantity will be taken into the widened CPv pond adjacent to A305, instead of bypassing. This is area SWM-18 as shown in red on the Revised Final Water Quality Plan Sheet one. This plan was originally dated Oct 18, 2004.

The drainage to the south of the site, SWM-14, and south of the A 305 intersection over the existing culvert crossing for both the northbound and southbound lanes, SWM-15, will be treated by Storm filters for water quality, while CPv is not required, since it is < 2cfs. This will be accomplished by two separate systems located on the Egan Parcel across the street. We have received written permission from the property owner (Mattlyn Enterprises, L.L.C., which is attached and will also be submitted to Montgomery County at the time of the SWM Plan submission.

The A305 drainage that bypasses and the northbound lane from the intersection of A305 to the Park, SWM-17, will be treated for water quality by a long 2 % swale from the outfall located just past the intersection to the existing Rte 355 culvert. This drainage will also be pretreated by a Downstream Defender. CPv < 2 cfs and not required.

The Southbound lane adjacent to the Egan parcel from the high point at the park entrance to the intersection of A305, SWM-16, will be treated by the roadside swale. CPv is not required and is < 2 cfs. This outfall will hopefully be included in the SWM treatment of the future Egan Parcel when it gets developed.

Please sign and date to indicated that MCDPS approves the Final Water Quality Plan changes outlined above which will supersede requirements from Dec. 15, 2004.

Sign:  Date: 4/14/06

Page 2 of 2





FIRE MARSHAL COMMENTS

DATE: 10-12-2006
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: JOHN FEISSNER 240 777 2436
RE: WOODCREST SITE PLAN AMENDMENT #82005009A

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 10-12-2006. 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.

Please note: Approval based on Modification #M-2006-31. Request of Mr. Michael Ma to amend design of cul de sac to add more mountable green component does not affect Fire Department access. Detail submitted by Mr. Dave Little from Gutschick, Little and Webber,P.A. Stamped and approved this date.

cc: Department of Permitting Services

31471/366

Appendix E

Contract No. 03DA-3768-A

### THIS RIGHT OF WAY

Made this 18<sup>th</sup> day of October the year 2005, by and between

WITH  
J. MAURICE CARLISLE, JR. ~~AND~~ MARY ANNE CARLISLE  
having died on or about June 20, 1991 J.M.C.

the owners of the property located in the County of Montgomery in the State of Maryland, parties of the first part, and the WASHINGTON SUBURBAN SANITARY COMMISSION, a public corporation of the State of Maryland, organized and existing under the laws of said State, party of the second part.

**Witnesseth:** That in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the said party of the second part, its successors and assigns, the easement and right of way hereinafter described for the installation, construction, reconstruction, maintenance, repair, operation and inspection of a sanitary sewer and appurtenances thereto, including service connections within said easement and right of way, together with the right of ingress and egress along and over said right of way, for any and all of such purposes; the said right of way and easement being described as follows:

**SEE ATTACHED SCHEDULE "A"**

**To have and to hold** said easement and right of way for a sanitary sewer and appurtenances thereto, including service connections above described or mentioned and hereby intended to be granted and conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the only proper use, benefit and behoof forever of the said Washington Suburban Sanitary Commission, its successors and assigns.

**And** the parties of the first part, for themselves/their heirs and assigns, covenant and agree with the party of the second part, its successors and assigns, as follows: **FIRST:** that they will obtain the written consent of the Commission before they erect or permit to be erected any building or structure, or before they fill or excavate within the above described easement and right of way. **SECOND:** that the party of the second part, its successors and assigns, shall at all times have right of ingress and egress over said easement and right of way for the purpose of installing, constructing, reconstructing, maintaining, repairing, operating and inspecting the sanitary sewer and appurtenances thereto, including service connections within said easement and right of way, said ingress and egress to be along the line herein designated and along such other lines as the parties of the first part may designate. **THIRD:** that they will warrant specially the easement and

TO WSSC 10-25-05

right of way and will execute such further assurances thereof as may be requisite. **FOURTH:** that they have the right to grant the easement and right of way.

Witness HAND and SEAL the day and year first hereinabove written.

Witness:

*Lisa M. Blanch*

BY: *J. Maurice Carlisle, Jr.* (SEAL)  
J. MAURICE CARLISLE, JR.

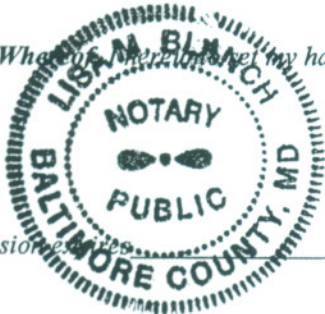
BY: \_\_\_\_\_ (SEAL)  
MARY ANN CARLISLE

STATE OF Maryland :

COUNTY OF Frederick :

I HEREBY CERTIFY THAT on this 18<sup>th</sup> day of October, 2005, before me, the subscriber, a Notary Public, in and for the <sup>Baltimore</sup> County aforesaid, personally appeared J. Maurice Carlisle, Jr. known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.



*Lisa M. Blanch*  
Notary Public

My Commission Expires 3-20-06

SCHEDULE "A"

DESCRIPTION OF A  
RIGHT OF WAY FOR A SANITARY SEWER  
AND APPURTENANCES

J. MAURICE CARLISLE, Jr. AND MARY ANN CARLISLE, OWNERS  
TO  
WASHINGTON SUBURBAN SANITARY COMMISSION

BEING a strip or parcel of land hereinafter described in, through, over and across the property acquired by J. Maurice Carlisle, Jr. and Mary Ann Carlisle by a deed dated August 3, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6486 at Folio 813 and being more particularly described as follows in Deed Datum:

BEGINNING for the said strip or parcel of land at a point on the 2<sup>nd</sup> or South 43°14'58" West, 491.10 foot line of said conveyance, 154.30 feet from the southwesterly end thereof; thence running reversely with part of said 2<sup>nd</sup> Deed line

1. North 43°14'58" East, 208.65 feet to a point; thence leaving the aforesaid Deed line and running in, through, over and across the aforesaid conveyance so as to include a portion thereof, the following three (3) courses and distances
2. 82.56 feet along the arc of a non-tangential curve deflecting to the right, having a radius of 308.00 feet and a chord bearing and distance of South 35°34'12" West, 82.32 feet to a point of tangency; thence
3. South 43°14'58" West, 116.08 feet to a point; thence
4. South 88°14'58" West, 15.56 feet to the place of beginning, containing 1,938 square feet or 0.0445 of an acre of land.

AND ALSO:

The right of the Washington Suburban Sanitary Commission to use, one (1) additional strip or parcel of land, being ten (10) feet wide and as shown and labeled as "10' CONSTRUCTION STRIP" on Schedule "B", during the period of original construction only of said sewer within the above described easement and right of way for any and all purposes pertinent thereto, including the right to trim or cut down trees, during the period of original construction only.

SKETCH No.: A-25262

Parcel I.D. No. 02-00029691  
Record Legal Description: Liber 6486 Folio 813  
Street Address of Parcel: 23543 Frederick Road  
Clarksburg, MD 20871

Name and Address of Parties to Instrument and Their Interest:

Grantor: J. Maurice Carlisle, Jr. & Mary Ann Carlisle  
19700 Barnesville Road  
Dickerson, Maryland 20842

Grantee: Washington Suburban Sanitary Commission  
14501 Sweitzer Lane  
Laurel, Maryland 20707-5902

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	Rt. 308.00'	82.56'	41.53'	82.32'	S 35°34'12" W	15°21'32"

PROPOSED  
WOODCREST SUBDIVISION  
TO BE RECORDED

PROPERTY OF  
MILLER & SMITH AT WOODCREST, LLC  
LIBER 21514 FOLIO 664

( DEED LINE L. 6486 F. 813 )  
1st OR N 75°00'00" W 284.13'

**RIGHT-OF-WAY  
FOR A SANITARY SEWER  
AND APPURTENANCES**

1,938 sq.ft. OR 0.0445 Ac.

10' CONSTRUCTION  
STRIP

P.O.B.

3rd OR  
S 43°14'58" W 33.02'  
( DEED LINE  
L. 6486 F. 813 )

( DEED LINE L. 6486 F. 813 )  
2nd OR S 43°14'58" W 491.10'  
R=308.00'  
L=82.56'  
N 43°14'58" E  
208.65'

S 88°14'58" W  
15.56'

PROPERTY OF  
J. MAURICE CARLISLE, Jr. & MARY ANN CARLISLE  
LIBER 6486 FOLIO 813



PER RIGHT-OF-WAY  
L. 6486 F. 813  
4th OR S 50°34'49" E 244.88'  
( DEED LINE L. 6486 F. 813 )

**FREDERICK ROAD**  
( MARYLAND Rte. 355 )



6/13/05

SCHEDULE "B"

SKETCH OF  
RIGHT OF WAY FOR A SANITARY SEWER  
AND APPURTENANCES

ACROSS PART OF THE PROPERTY OF  
J. MAURICE CARLISLE, Jr. & MARY ANN CARLISLE  
LIBER 6486 FOLIO 813

CLARKSBURG ELECTION DISTRICT No. 2 MONTGOMERY COUNTY, MARYLAND

**GLWGUTSCHICK LITTLE & WEBER, PA.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

REFERENCE : LIBER 6486 FOLIO 813

DRAWN BY : WEG

DATE : JUNE 2005

GL.W. FILE No. 02-079

CHECKED BY : Toy

SCALE : 1=100'

A-25262

CONTRACT NO: 03DA-3768-A

SKETCH NO(S):A-25262

LOCALITY: CLARKSBURG

Northeast Side Of Fredrick Road, Southwest Of Dutrow Way,  
Approx. 2,000 Feet Northwest Of Clarksburg Road

RIGHT OF WAY

FROM

WITH

*J. MAURICE CARLISLE, JR. <sup>A</sup> AND MARY ANNE CARLISLE*

*having died on or about June 20, 1991 J.M.C.*

TO

WASHINGTON SUBURBAN SANITARY COMMISSION

---

Return to

WASHINGTON SUBURBAN SANITARY COMMISSION  
SURVEYS & ACQUISITION SECTION  
14501 SWEITZER LANE, LAUREL, MD 20707

**GLW GUTSCHICK, LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

November 2, 2006



NOTICE OF APPLICATION  
 ADJACENT & CONFRONTING PROPERTY OWNERS,  
 HOMEOWNER & CIVIC ASSOCIATIONS AND  
 PARTIES OF RECORD  
 APPLICATION TO BE CONSIDERED BY  
 THE MONTGOMERY COUNTY PLANNING BOARD

**REVISED AMENDMENT TO THE SITE PLAN**

Name of Plan Woodcrest  
 Plan Number 82005009A  
 Current Zoning R-200/RDT  
 No. Proposed Lots/Area Included 86 Lots / 47 Ac.  
 Geographical Location MD Route 355, 1/2 mile North of Clarksburg Road

To Whom It May Concern:

The above-referenced plan application has been filed with the Montgomery County Planning Board and is being reviewed under the provisions of the Montgomery County Code.

A copy of the revised, proposed plan and letter explaining the revised amendment are enclosed. **This revision adds the elimination of shared driveways on Lots 36, 37, 40, 41, 44 and 45; Block "A".** This plan may change due to specific reviews and changes suggested by M-NCPPC and other county and state agencies.

If you have any questions or comments regarding this amendment to the Site Plan, please contact the Park and Planning Commission's Development Review Division at (301) 495-4595, within fifteen (15) days of this notice. In addition, the developer, Miller and Smith, is willing to hold a public meeting in the Clarksburg area to explain these proposed revisions. If you would like more information about this meeting, please contact Bill Roberts at broberts@millerandsmith.com.





**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Appendix G

MCPB No. 07-132  
Site Plan No. 82005009A  
Project Name: Woodcrest  
Hearing Date: September 6, 2007

**RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on June 14, 2006, Miller and Smith at Woodcrest LLC ("Applicant"), filed a site plan amendment application designated Site Plan No. 82005009A ("Amendment") for approval of the following modifications:

1. Reduction and redesign of storm water management facilities located on the Egan Property and along MD 355, due to the inability to obtain the necessary approval and easements from Mr. Egan.
2. Redesign of Snowden Farm Parkway (A-305) to an entirely closed section, between Dutrow Drive and MD 355, at the request of DPWT.
3. Redesign of interior road radii from 20 feet to 25 feet, at the request of the Fire Department.
4. Elimination of cul-de-sac islands, at the request of the Fire Department.
5. Redesign of cul-de-sac radii from DPWT standard of 43 feet to 45 feet, at the request of the Fire Department.
6. Reduction in the length of the retaining wall behind Lots 33-35 (Block "B") by 25' +/-, at the request of the Parks Department, to preserve existing trees. In place of this wall, a roll-curb will be installed along the alley behind Lots 33-35 (Block "B") for storm water management purposes.
7. Addition of 3-car garage option for Lots 11-35 (Block "B").
8. Redesign of private storm drain lines within previously shown easements, between dwelling and detached garage, on Lots 1-19 (Block "A"), Lots 1-35 (Block "B"), and Lots 1-9 (Block "C").
9. Re-grading of SWM Pond #1, located along the south side of Snowden Farm Parkway between Dutrow Drive and MD Route 355, due to new closed section (see 2., above).
10. Disturbance of the Carlisle Property, along the property line with Woodcrest, for the installation of water and sewer utilities.

Approved as to  
Legal Sufficiency:

*David A. [Signature]* 8/24/07  
M-NCPPC Legal Department

11. Installation of 8' vinyl slats along entire length of southern and eastern maintenance yard fences to provide visual buffer.
12. Installation of stand pipes, for fire-fighting purposes, in front of Lots 1-18 (Block "A"). Exact locations to be determined at the time of Fire Marshall approval.
13. Elimination of shared driveways on Lots 36, 37, 40, 41, 44, and 45 (Block "B").
14. Addition of 5' wide sidewalk from patio to play area to sidewalk on HOA Parcel F;
15. New lighting and photometric plan to eliminate a number of lights on private drives; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated July 18, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on September 6, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

WHEREAS, the Planning Board finds that the Amendment does not alter the overall design character of the development in relation to the original approval. And further, these modifications do not affect the compatibility of the development to its surrounding neighborhood; and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82005009A; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is \_\_\_\_\_ (which is the date that this opinion is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*