



**Date Mailed: August 8, 2002**

**Action: Approved Staff Recommendation**

**Motion of Comm. Robinson, seconded  
Comm. Perdue with a vote of 4-0;**

**Comms. Berlage, Perdue,  
Robinson and Wellington voting in  
favor**

**Commissioner Bryant absent**

## **MONTGOMERY COUNTY PLANNING BOARD**

### **OPINION**

Preliminary Plan 1-02065

NAME OF PLAN: FOX HILL/MARRIOTT SENIOR LIVING

On 12/18/2001, MARRIOTT SENIOR LIVING SERVICES submitted an application for the approval of a preliminary plan of subdivision of property in the R-200 zone. The application proposed to create 1 Lot on 16.82 Acres of land. The application was designated Preliminary Plan 1-02065. On 07/18/02, Preliminary Plan 1-02065 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02065 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02065.

Approval, Subject to the Following Conditions:

- (1) Limit approval under this preliminary plan to a maximum of two hundred and forty (240) independent living units, twenty (20) assisted living units, twenty (20) special care units and forty-three (43) skilled nursing beds and all other applicable conditions of approval pursuant to Board of Appeals Case No.S-2504
- (2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or issuance of sediment and erosion control permits
- (3) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Bethesda/Chevy Chase Master Plan unless otherwise designated on the preliminary plan
- (4) Compliance with conditions of MCDPS stormwater management approval dated, January 10, 2002
- (5) Record plat to include note "Access Denied Along River Road"
- (6) Record plat to show delineation of a Category I conservation easement over the area of forest conservation areas
- (7) Access and improvements as required to be approved by MDSHA prior to issuance of access permit

- (8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (9) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (10) Prior to recording of plat applicant and technical staff to finalize the sewer line service location. Applicant shall make every effort, within reason, to minimize tree loss in locating the sewer line. Sewer line maintenance easement to be identified on the record plat
- (11) Other necessary easements



DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1/15/05	PRELIMINARY PLAN	...	9/01	...	...
2/01	...	...	9/01	...	...
3/01	...	...	9/01	...	...
4/01	...	...	9/01	...	...
5/01	...	...	9/01	...	...
6/01	...	...	9/01	...	...
7/01	...	...	9/01	...	...
8/01	...	...	9/01	...	...
9/01	...	...	9/01	...	...
10/01	...	...	9/01	...	...
11/01	...	...	9/01	...	...
12/01	...	...	9/01	...	...

**APPROVAL**

DATE: 1/15/05  
 BY: ...  
 TITLE: ...

**FOX HILL**

FINAL FOREST CONSERVATION PLAN

OWNER: MALSBOOTT SENIOR LIVING SERVICES  
 MARSBOTT DRIVE, DEALEYDENT BEL, MD  
 WASHINGTON, DC 20688

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1/15/05	PRELIMINARY PLAN	...	9/01	...	...
2/01	...	...	9/01	...	...
3/01	...	...	9/01	...	...
4/01	...	...	9/01	...	...
5/01	...	...	9/01	...	...
6/01	...	...	9/01	...	...
7/01	...	...	9/01	...	...
8/01	...	...	9/01	...	...
9/01	...	...	9/01	...	...
10/01	...	...	9/01	...	...
11/01	...	...	9/01	...	...
12/01	...	...	9/01	...	...

PRELIMINARY NOT FOR CONSTRUCTION