


Vien An Buddhist Temple, Preliminary Plan No. 120160310

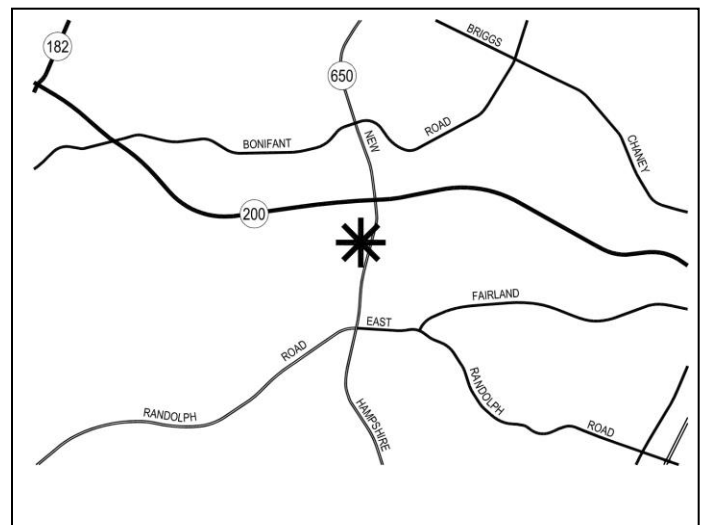
 Patrick Butler, Planner Coordinator, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561

 Khalid Afzal, Acting Chief, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650

Completed: 12/30/16

Description

- Request to create one lot for the construction of a 13,000-square foot place of worship;
- Location: East side of New Hampshire Avenue, 500 feet north of Orchard Way;
- RE-1 Zone, 1.31 acres of land in the 1997 *White Oak Master Plan*;
- Applicant: Vien An Buddhist Association, (Sylvia Chen);
- Filing Date: June 27, 2016.



Summary

- Staff recommends approval with conditions.
- The proposed plan qualifies for a Forest Conservation Exemption.
- There are no issues with the proposed Preliminary Plan, and no community input or opposition was received.

PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Staff recommends approval of Preliminary Plan No. 120160310, subject to the following conditions:

1. Approval is limited to one lot to allow for a 13,000-square foot place of worship, and no weekday school or daycare facility.
2. The Applicant must comply with the Landscape and Lighting Plan submitted with this application.
3. Prior to issuance of a final use and occupancy permit, the Applicant must construct all sidewalks as shown on the Preliminary Plan.
4. The Applicant must dedicate, and show on the record plat, 60 feet from centerline along the Property frontage on New Hampshire Avenue, as shown on the Preliminary Plan.
5. Prior to Certified Preliminary Plan the Applicant must revise the drawing to show:
 - a. Wheel stops for all parking spaces at grade with adjacent sidewalks; and
 - b. The correct number of parking spaces and labels.
6. The Applicant must provide 2 bicycle parking spaces (1 inverted-U bike racks as shown on the Preliminary Plan).
7. Prior to issuance of access permits, the Applicant must satisfy the provisions for access and improvements as required by SHA.
8. The Planning Board accepts the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated October 18, 2016, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT if the amendments do not conflict with other conditions of the Preliminary Plan approval.
9. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) – Water Resources Section in its stormwater management concept letter dated October 25, 2016, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section if the amendments do not conflict with other conditions of the Preliminary Plan approval.
10. The Certified Preliminary Plan must contain the following note: “Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings will be finalized at the time of issuance of building permit(s). Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”
11. All necessary easements must be shown on the record plat.

SITE DESCRIPTION

The Property (outlined in red below) is a 1.31-acre parcel, located just south of the Intercounty Connector (ICC) (MD 200). It is located on the eastern side of New Hampshire Avenue between Hobbs Drive and Orchard Way, and abuts another place of worship to the north. The Property is zoned RE-1 and is improved with a single-unit detached home and a detached garage.

Access is proposed via a right-in/right-out driveway at the southern end of the site. Since there is no median opening along the site frontage, drivers attempting to access the site from the north must travel southbound on New Hampshire Avenue past the site and make a U-turn at the Orchard Way median opening. Conversely, drivers seeking to exit the site to travel south must first travel northbound on New Hampshire Avenue and make a U-turn at the Hobbs Drive median opening.

The Property lies in both the Paint Branch watershed and Northwest Branch watershed, but outside any Special Protection Areas. There are no streams, wetlands, floodplains, or environmental buffers on the site. The Property will be served by public water and sewer.



Figure 1: Vicinity Map

PROPOSED PROJECT

The proposal is to record one lot for a 13,000-square foot place of worship, with 40 parking spaces. The Property will have adequate landscaping to provide screening from the adjacent properties as well as to enhance the Property's appearance. The proposed parking areas will be screened from neighboring

properties using vegetation along the perimeter as shown on the Landscape and Lighting Plan (Attachment 1). These plantings will provide dense screening of the Property and its surface parking area from the adjacent properties.

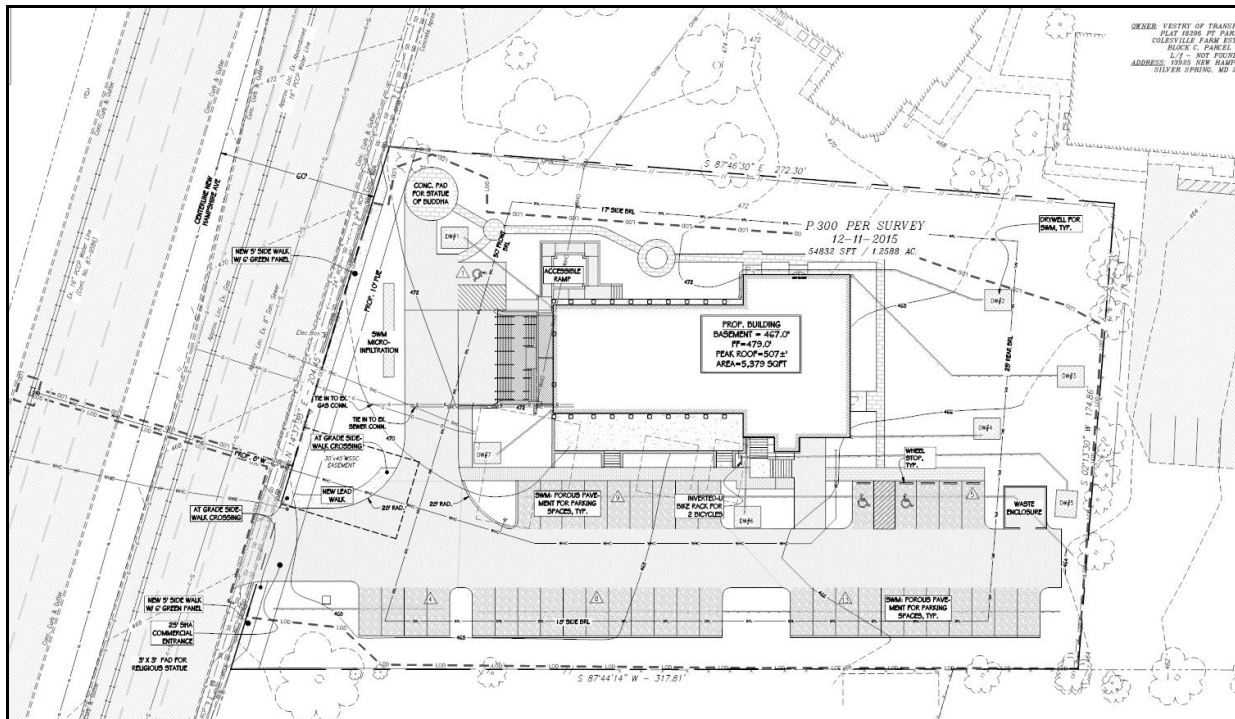


Figure 2: Preliminary Plan (Attachment 2)

ANALYSIS

Master Plan Conformance

The proposed facility is consistent with the 1997 *White Oak Master Plan*. Although the Master Plan contains no specific recommendations for this site, it envisions the area outside of the identified commercial centers to remain residential in nature and recommends that infill developments follow the established residential pattern. In keeping with this vision, the Master Plan further recommends that “the land use and zoning goal in the White Oak Master Plan area is to ensure livable communities for the future by protecting and strengthening their positive attributes and encouraging development that will enhance the communities’ functions, sense of place and identity.” (p. 16)

With regards to the location and design considerations, the proposed building has been pushed back into the site as much as possible from all property lines, access and parking will be provided along the southern and eastern property lines with landscaping to provide a buffer to adjacent properties, and religious uses are permitted in residential zones.

Staff finds the proposed Preliminary Plan to be in substantial conformance with the 1997 *White Oak Master Plan*.

Public Facilities

Master Plan Roadways and Bikeways

As recommended in the 1997 *White Oak Master Plan*, 2005 *Countywide Bikeways Functional Master Plan*, and the 2009 *Intercounty Connector Limited Functional Master Plan Amendment*, the master-planned roadways and bikeways near the site are listed below:

1. New Hampshire Avenue (MD 650) is designated as a six-lane divided major highway (M-12) within a 120-foot right-of-way (ROW). The White Oak Master Plan recommends accommodating bicycles with a signed shared roadway (SR-30). The ICC Limited Functional Master Plan recommends a shared-use path along the west side of New Hampshire Avenue (DB-41). On-street bicycle lanes with signage have already been striped on both sides of New Hampshire Avenue from the ICC (MD 200) south to Randolph Road.
2. Nearby Intercounty Connector is designated as a freeway, F-9, with 300-foot wide right-of-way and shared-use path/Class I bikeway, PB-32.

Orchard Way and Hobbs Drive are not listed in the Master Plan. They are secondary residential streets that serve their respective neighborhoods.

Available Transit Service

Metrobus route Z2 is currently the only bus route operating along New Hampshire Avenue near the Property. Buses typically run approximately every 25 to 40 minutes on weekdays only. There is no transit service on any other roadways near the site. The nearest bus stops on New Hampshire Avenue are located at the intersections with Hobbs Drive and Orchard Way.

Pedestrian and Bicycle Facilities

Along the property frontage of New Hampshire Avenue, the existing 6-foot wide sidewalk at the curb with no green panel will be upgraded to a 5-foot wide sidewalk with a six-foot wide green panel. In addition, the Applicant is providing a lead-in sidewalk from New Hampshire Avenue. The proposed development is required to provide one bicycle parking space for every 20 vehicular parking spaces (or 2 bicycle parking spaces). The Applicant is providing 2 bicycle parking spaces (or 1 inverted-U bike rack).

Local Area Transportation Review (LATR)

A place of worship without a weekday school or daycare facility generates fewer than 30 peak-hour trips within the weekday morning (6:30-9:30 a.m.) and evening (4:00-7:00 p.m.) peak periods. Therefore, a traffic study is not required, and the LATR test is satisfied.

Transportation Policy Area Review (TPAR)

The Property is located within the Fairland/Colesville Policy Area that currently has inadequate roadway and transit capacity. Per the 2012-2016 Subdivision Staging Policy, the proposed house of worship without a weekday school or daycare facility is exempt from the TPAR test, because it generates fewer than three new peak-hour trips within the weekday morning and evening peak periods. Therefore, the Applicant is not required to make a TPAR mitigation payment equal to 50 percent of the General District Transportation Impact Tax for the proposed development.

School Facility Payment

A school facility payment is not required, because the proposed use does not generate any students.

Other Public Facilities and Services

The proposed development will be served by public water and sewer systems. The Montgomery County Fire and Rescue Service reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following the construction of the project. Electric, gas and telecommunications services are available and adequate.

Environment

Environmental Guidelines/Forest Conservation

The site contains no streams or stream buffers, wetlands or their buffers, regulated steep slopes, 100-year floodplains, or known occurrences of rare, threatened, or endangered species. Staff confirmed an exemption from the requirements of Article II of Chapter 22A (Forest Conservation) on March 3, 2016 (Exemption No. 42016136E – Attachment 3). The proposed project is in conformance with the Environmental Guidelines and satisfies the requirements of Chapter 22A, Forest Conservation.

Stormwater Management

The MCDPS Stormwater Management Section issued a letter accepting the stormwater management concept for the Property on October 25, 2016. The stormwater management concept proposes to meet required stormwater management goals via the use of 6,200 square feet of permeable pavement, six drywells, and one infiltration trench.

Compliance with the Subdivision Regulations

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision considering the recommendations in the White Oak Master Plan, and for the type of development or use proposed. As conditioned, the proposed lot meets all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conforms to the recommendations of the Master Plan. Access and public facilities will be adequate to serve the proposed lot. The application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan (Attachment 4).

	REQUIRED	PROVIDED
Minimum Lot Size (sft)	40,000	54,819
Minimum Lot Width at BRL	125'	200'
Minimum Lot Width at Street	25'	204'
Minimum Setback from Street (Subject to Established Building Line)	50'	82.2'
Minimum Side Yard Setback / Combined	17' / 35'	34.9' / 80.9'
Minimum Rear Setback	35'	91.3'
Maximum Building Height	50'	48'
		9.3%
Maximum Building Coverage	15%	(5,107 / 54,819)

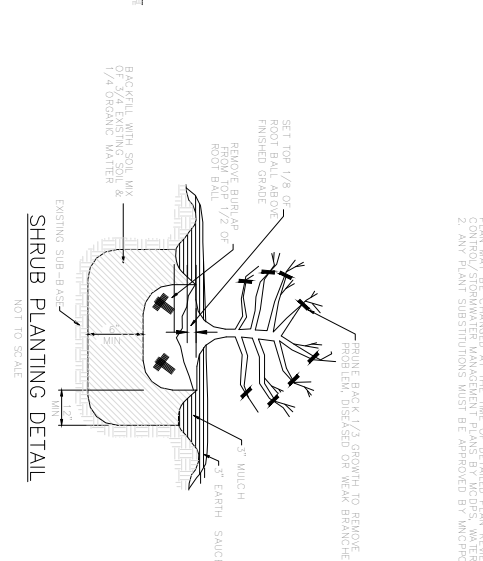
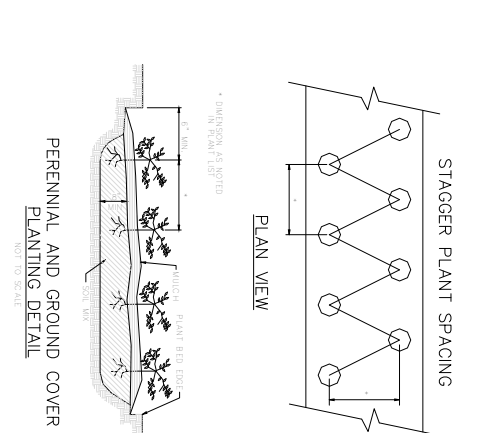
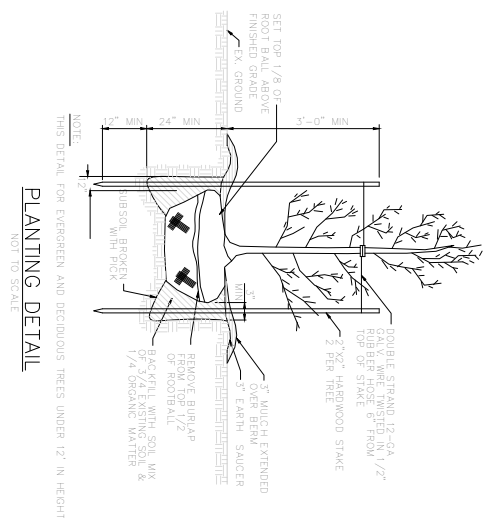
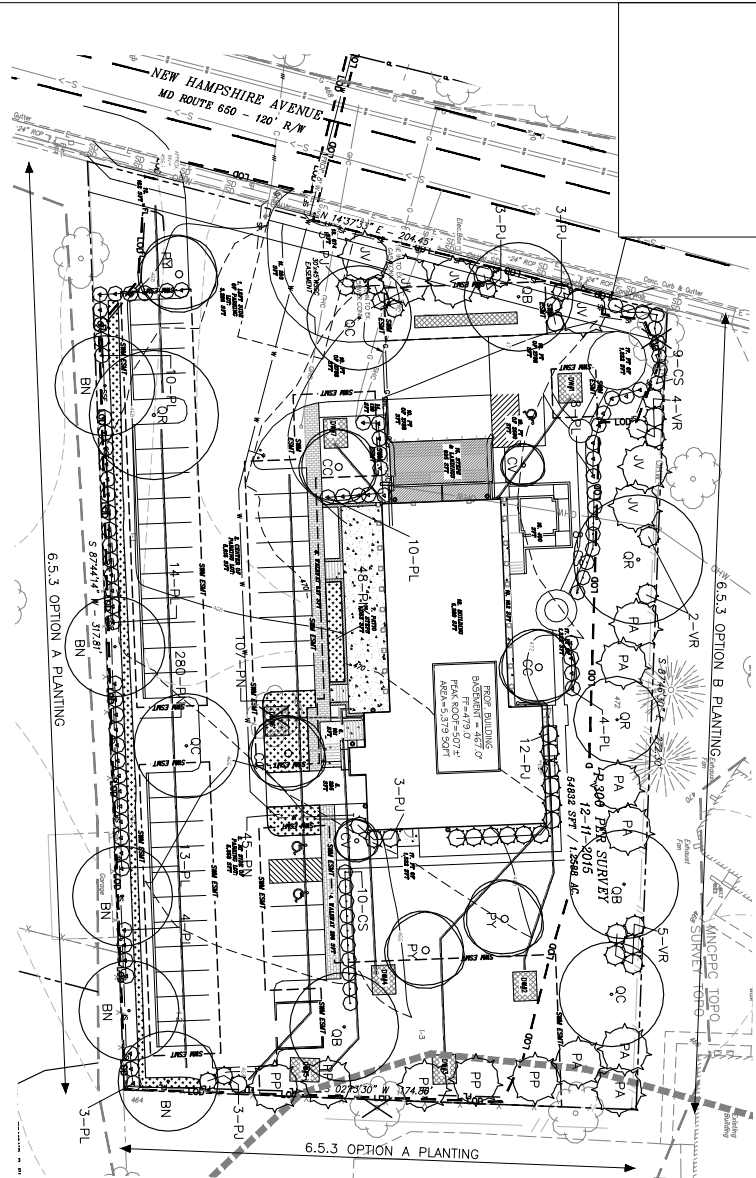
Table 1: RE-1 Zoning Data Table

CONCLUSION

Staff recommends approval of the Preliminary Plan based on the conditions and analysis contained in this report.

ATTACHMENTS:

- Attachment 1 – Landscape and Lighting Plan
- Attachment 2 – Preliminary Plan
- Attachment 3 – Forest Conservation Exemption
- Attachment 4 – Agency Correspondence

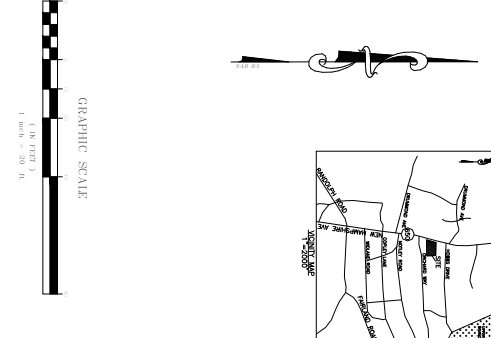
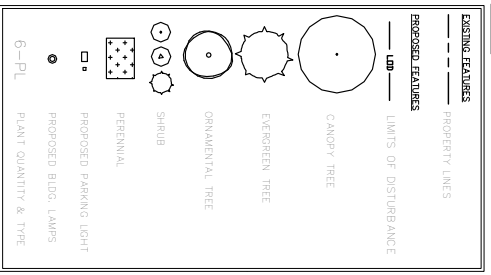


1. PLANTING SPACING ON APPROXIMATE 6" IN AS PART OF THE APPROVED PRELIMINARY PLAN MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEEDING CONTROL/STORMWATER MANAGEMENT PLANS BY MDCPS, WATER RESOURCES SECTION.

2. ANY PLANT SUBSTITUTIONS MUST BE APPROVED BY MDCPC PRIOR TO TIME OF INSTALLATION.

NOTICE

NO.	DATE	DESCRIPTION
1	11-20-2016	PRELIMINARY PLAN
2	12-01-2016	REVISIONS PER M-NCPPC COMMENTS
3	12-01-2016	REVISIONS PER M-NCPPC COMMENTS
4	12-01-2016	REVISIONS PER M-NCPPC COMMENTS
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PRELIMINARY PLAN # 120160310

NORTON LAND DESIGN

LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING

9140 CORNER WALL DRIVE AND FLOOR

ELLSWORTH, MD 20624

WWW.NORTONLANDDESIGN.COM

OWNER: VIEN AN BUDDHIST TEMPLE ASSOCIATION

PROJECT: 120160310

DATE: JUNE 2016

SCALE: AS SHOWN

11-20-2016

OIP&A CIVIL ENGINEERS & LAND PLANNERS • SURVEYORS

11527 Amherst Ave., Suite A, Wheaton, Maryland 20902

301-949-2011 www.oipand.com 301-949-2013 (fax)

OSTER, IRUS, PETZOLD & ASSOCIATES, LLC

PRELIMINARY PLAN No. 120160310

Parcel: P300, Legal Description "Beall Christie", 5th Election District

VIEN AN BUDDHIST TEMPLE

13915 NEW HAMPSHIRE AVE, COLLETSVILLE MD, 20904

LANDSCAPE PLANTING PLAN

Revision: Date: 2.25.2016

REVISIONS PER M-NCPPC COMMENTS 11.23.2016

REVISIONS PER M-NCPPC COMMENTS 11.23.2016

REVISIONS PER M-NCPPC COMMENTS 11.28.2016

OWNER

VIEN AN BUDDHIST ASSOCIATION

307 BRIGGS ST

SILVER SPRING MD

20902-0000

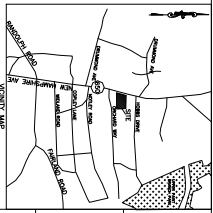
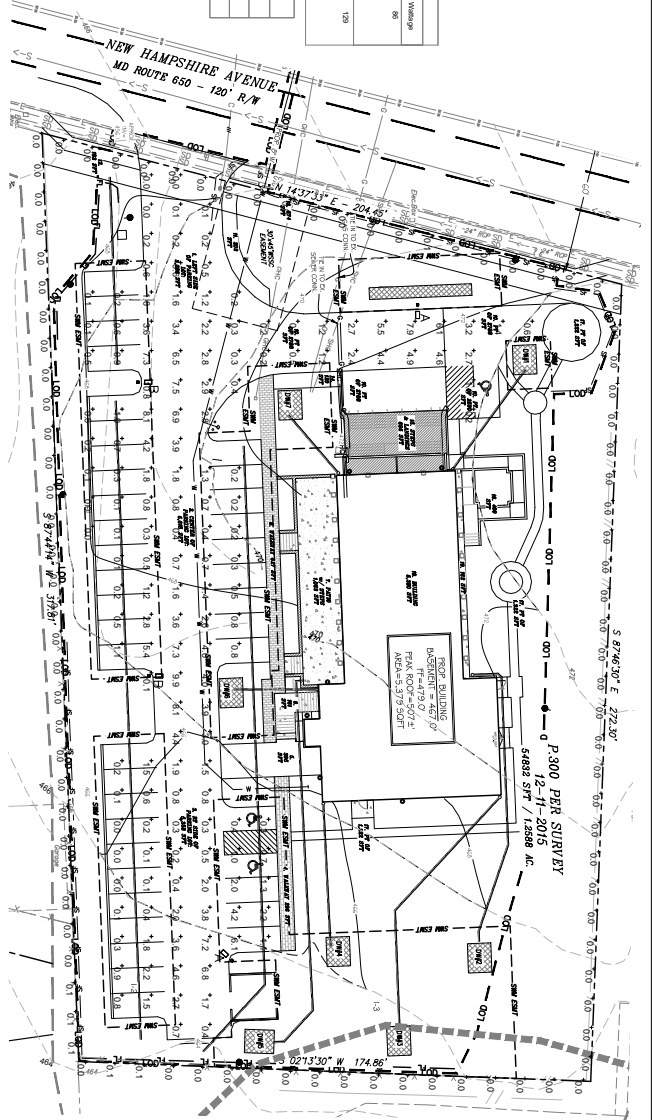
BUILDER

TBD

Symbol	Quantity	Manufacturer	Model	Incandescent	Lamp	Number of Lamps	Lumens Per Lamp	Lighting Usage
□	2	Emerson	3000000000	PAR38/48	LED	1	8710	66
□	2	Emerson	3000000000	PAR38/48	LED	1	8710	66
□	2	Emerson	3000000000	PAR38/48	LED	1	11000	100

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area/Read	+	1.9c	10.8c	0.0c	N/A	N/A
Property Line	+	0.0c	0.1c	0.0c	N/A	N/A

GENERAL NOTES: DISTRIBUTION AND PHOTOGRAPHIC PLAN WITH SUMMARY REPORT AND TABULATIONS MUST CONFORM TO IESNA STANDARDS FOR RESIDENTIAL/COMMERCIAL DEVELOPMENT. EXCESS ILLUMINATION SHALL NOT BE INSTALLED ON ALL FIXTURES CAUSING POTENTIAL GLARE OR EXCESS ILLUMINATION. SIGNAGE SHALL BE INSTALLED AS PER SPECIFICATIONS (S) AT ANY PROPERTY LINE. THE HEIGHT OF THE LIGHT POLES SHALL NOT EXCEED 16 FEET INCLUDING THE LAMP ON-SITE DOWN-LIGHT FIXTURES MUST BE FULL CUT-OFF FIXTURES.



Revision:	Date:	OWNER	BUILDER
REVISIONS PER M.N.C.P.P.C. COMMENTS	2.25.2016	VIEN AN BUDDHIST ASSOCIATION 307 BUCKLE ST SILVER SPRING MD 20902-0000	TBD

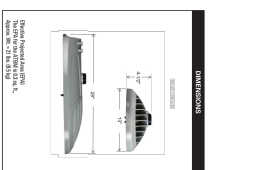


Autobahn Series ATBM Roadway

PRODUCT OVERVIEW

Features:

- High Light Output: 1000 lumens per fixture
- High Efficiency: 100 lm/w
- High Reliability: 50,000 hours
- High Durability: 1000000 cycles
- High Performance: 1000000 cycles
- High Quality: 1000000 cycles



Applications:

- Highway
- Freeway
- Expressway
- Interchange
- Overpass
- Underpass
- Viaduct
- Bridge
- Tunnel
- Staircase
- Walkway
- Driveway
- Parking Lot
- Street
- Highway
- Freeway
- Expressway
- Interchange
- Overpass
- Underpass
- Viaduct
- Bridge
- Tunnel
- Staircase
- Walkway
- Driveway
- Parking Lot
- Street

ORDERING INFORMATION	Example: ATBM 1000 1000 1000
Series	ATBM
Height	1000
Beam Spread	1000
Mounting	1000
Finish	1000
Options	1000

Autobahn Series ATBM Roadway

Features:

- High Light Output: 1000 lumens per fixture
- High Efficiency: 100 lm/w
- High Reliability: 50,000 hours
- High Durability: 1000000 cycles
- High Performance: 1000000 cycles
- High Quality: 1000000 cycles

RTA/AORTA ROUNDED TAPERED ALUMINUM POLES

CONSTRUCTION: 6061-T6 ALUMINUM

FINISH: POLYESTER POWDER COATING

POLE ORDERING DATA

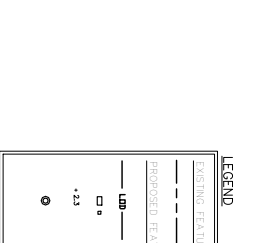
HEIGHT: 10 FT. TO 30 FT.

ADJUSTABLE: 0.5 FT. TO 1 FT.

STEP: 1 2 3 4 5

NUMBER OF STEPS: 1 2 3 4 5

DESCRIPTION: 1 2 3 4 5



HOLOPHANE

NOTES:

- HOLOPHANE IS A TRADE NAME FOR THE POLYESTER POWDER COATING.
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SCALE AS SHOWN	DATE JUNE 2016	PROJECT NO. 120160310	SHEET NO. 1-12
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PRELIMINARY PLAN # 120160310

LEGEND

- EXISTING FEATURES
- PROPERTY LINES
- PROPOSED FEATURES
- LIMITS OF DISTURBANCE
- PROPOSED PARKING LIGHT
- PROPOSED LIGHTING
- FOOD AND DRINK DISTRIBUTION
- PROPOSED BLDG. LAMPS

PRELIMINARY PLAN # 120160310

SCALE AS SHOWN

DATE JUNE 2016

PROJECT NO. 120160310

SHEET NO. 1-12

PRELIMINARY PLAN # 120160310

Parcel: P300, Legal Description: "Beall Cheese", 5th Election District

VIEN AN BUDDHIST TEMPLE

13915 NEW HAMPSHIRE AVE., COLESVILLE MD, 20904

LIGHTING & PHOTOMETRIC PLAN

PRELIMINARY PLAN # 120160310

SCALE AS SHOWN

DATE JUNE 2016

PROJECT NO. 120160310

SHEET NO. 1-12

PRELIMINARY PLAN # 120160310

Parcel: P300, Legal Description: "Beall Cheese", 5th Election District

VIEN AN BUDDHIST TEMPLE

13915 NEW HAMPSHIRE AVE., COLESVILLE MD, 20904

LIGHTING & PHOTOMETRIC PLAN

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PROJECT NO. 120160310

SHEET NO. 1-12

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VIEN AN BUDDHIST TEMPLE

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LIGHTING & PHOTOMETRIC PLAN

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PROJECT NO. 120160310

SHEET NO. 1-12

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VIEN AN BUDDHIST TEMPLE

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LIGHTING & PHOTOMETRIC PLAN

PRELIMINARY PLAN # 120160310

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SHEET NO. 1-12

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VIEN AN BUDDHIST TEMPLE

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SCALE AS SHOWN

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SHEET NO. 1



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

March 3, 2016

Huyen Ngyen
C/O Vien An Buddhist Association
3007 Lindell Street
Silver Spring, MD. 20902

Re: Vien An Buddhist Temple; Forest Conservation Exemption 42016136E

Dear Mr. Ngyen:

Based on the review by staff of the Montgomery County Planning Department, the Forest Conservation Exemption Request submitted on March 1, 2016 for the Vien An Buddhist Temple, is confirmed. The project site is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), Section 22A-5(s)(1) because this activity is being conducted on a tract less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact this inspector before construction to verify the limits of disturbance. The property owner, construction superintendent, private arborist (if needed), M-NCPPC forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

You may contact me at david.wigglesworth@montgomeryplanning.org or at (301) 495-4581.

Sincerely,

A handwritten signature in blue ink that reads "David Wigglesworth".

David Wigglesworth
Sr. Planner
Development Applications & Regulatory Coordination

CC: 42016136E
Michael Norton (NLD)



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

October 18, 2016

Mr. Patrick Butler, Planner Coordinator
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan # 120160310
Vien An Buddhist Temple

Patrick
Dear Mr. Butler:

We have completed our review of the preliminary plan submitted on July 11, 2016 and reviewed by the Development Review Committee at its July 25, 2016 meeting. We appreciate the cooperation and additional information provided by the applicant and their consultant. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, preliminary or site plans should be submitted to the Montgomery County Department of Permitting Services 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 New Hampshire Avenue (MD-650) as required by the Maryland State Highway Administration and/or M-NCPPC.
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 New Hampshire Avenue (MD-650) as required by the Maryland State Highway Administration (MSHA).

Office of the Director

101 Monroe Street 10th Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX
www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

4. We defer to the Maryland State Highway Administration for the comments regarding state maintained storm drain system along New Hampshire Avenue (MD-650).
5. Recorded covenant for the operation and maintenance of private streets, storm drainage systems, and/or open space areas.
6. We have accepted the consultant's storm drain capacity and impact analysis (dated October 9, 2016). We agree that no capacity improvements to the downstream county maintained storm drain system are necessary for this project.
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, drainage characteristics and maintenance and liability 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. Relocation of utilities along existing roads to accommodate the required roadway improvements 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 Mr. Avinash Dewani, our Development Review Engineer for this review, at avinash.dewani@montgomerycountymd.gov or (240) 777-2132.

Sincerely,



Gregory M. Leck, Manager
Development Review
Office of Transportation Policy

cc: Sylvia Chen Vien An Buddhist Association
Peter Noursi OIP+A, LLC
Pranoy Choudhury MDSHA District 3
Preliminary Plan folder
Preliminary Plan letters notebook

Mr. Benjamin Berbert
Preliminary Plan # 12016024
October 18, 2016
Page 3

cc-e: Sam Farhadi MCDPS RWPR
 Deepak Somarajan MCDOT OTP
 Avinash Dewani MCDOT OTP

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

October 25, 2016

Mr. Peter Noursi
Oyster, Imus, Petzold & Associates, LLC
11327 Amherst Ave
Wheaton, MD 20902

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN**
Request for Vien Au Temple
Preliminary Plan #: 120160310
SM File #: 281942
Tract Size/Zone: 1.26
Total Concept Area: 1.26
Lots/Block: NA
Parcel(s): P300
Watershed: Paint Branch

Dear Peter:

Based on a review by the Department of Permitting Services Review Staff, the Combined Stormwater Management Concept/Site Development Stormwater Management Plan for the above mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of 6,200 sf. permeable pavement, 6 drywells, and 1 infiltration trench.

The following **items** will need to be addressed **during** the final stormwater management design plan stage:

1. Stormwater Management practices must meet all DPS specifications. Permeable pavement must include an over drain that daylights or connects to storm drain.
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 final stormwater management design 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

Mr. Peter Noursi
October 25, 2016
Page 2 of 2

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 Bill Musico at 240-777-6340.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: WJM

cc: C. Conlon
SM File # 281942

ESD Acres:	1.26
STRUCTURAL Acres:	0.00
WAIVED Acres:	0.00