



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

MCPB
Item #
10/1/09



MEMORANDUM

DATE: September 9, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Subdivision Supervisor *CC*
Development Review Division

FROM: Erin Grayson (301-495-4598) *EG*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: 2 lots for 2 one-family detached dwelling units

PROJECT NAME: Harry Martin Tract

CASE #: 120090040

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: On the east side of Alderton Road, 300 feet south of Alderton Lane

MASTER PLAN: Aspen Hill

APPLICANT: Stefan Szell

ENGINEER: A.E.S. Associates

ATTORNEY: King & Attridge

FILING DATE: November 19, 2008

HEARING DATE: October 1, 2009

RECOMMENDATION: Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 2 one-family detached residential lots.
- 2) The proposed development must comply with the conditions of the preliminary forest conservation plan. The Applicant must satisfy these conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits. Conditions are:
 - a. Staff approval of final forest conservation plan based on consistency with the preliminary forest conservation plan prior to any clearing, grading or demolition on the site.
 - b. Final forest conservation plan must include a detailed tree protection plan to identify individual trees that will be protected or removed on the subject property as part of the construction of a new house and driveway on proposed Lot 23. The tree protection plan must include measures to protect all trees on the site that are identified to be preserved and all offsite trees, and must include a certified arborist's recommendations for tree protection measures.
 - c. The total afforestation requirement must be met using an offsite option (forest planting or preservation offsite, or purchase of credits at an approved forest conservation bank). The specific option selected will be reviewed and approved as part of the final forest conservation plan.
- 3) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated March 11, 2009. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 4) The Applicant must construct an 8-foot wide shared-use path (SP-40) off-set two feet from the property line along the property frontage of Alderton Road and connect it to the existing sidewalk that currently terminates at the northwest corner of the property.
- 5) The Applicant must comply with the conditions of the MCDOT letter dated July 6, 2009. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 6) The Applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
- 7) The Applicant must construct a 5-foot-wide sidewalk along the property frontage on Alderton Road.
- 8) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 9) Other necessary easements must be shown on the record plat.

SITE DESCRIPTION

The site, "Property" or "Subject Property", for the Harry Martin Tract preliminary plan is a 1.11 acre part of a lot zoned R-200. The Property is located on the east side of Alderton Road, 300 feet south of Alderton Lane within the Aspen Hill master plan area. A house, driveway, four sheds and large areas of asphalt and concrete are present on the site. Recorded, developed lots zoned R-200 are located south and west of the site, an undeveloped recorded lot is located to the east, and MNCPPC Northwest Branch Park abuts the Property to the north. The site lies within the Northwest Branch watershed and there are no streams, wetlands, forest or steep slopes on the Property.



Figure 1: Aerial Image and Zoning Map

PROJECT DESCRIPTION

The Applicant proposes to create and record 2 lots from this recorded part of a lot, which constitutes a resubdivision. The proposed plan is depicted in Figure 2 on the following page. Proposed lot 22 is 25,099 square feet in size and proposed lot 23 is 23,147 square feet in size. The existing house is proposed to remain on Lot 22, and houses on both lots will have private driveway access from Alderton Road. A shared use path is required to be constructed along the

property frontage of both lots. The two proposed lots will be served by public water and sewer house connections and a public utility easement has been provided to accommodate any necessary installation of electric utilities.

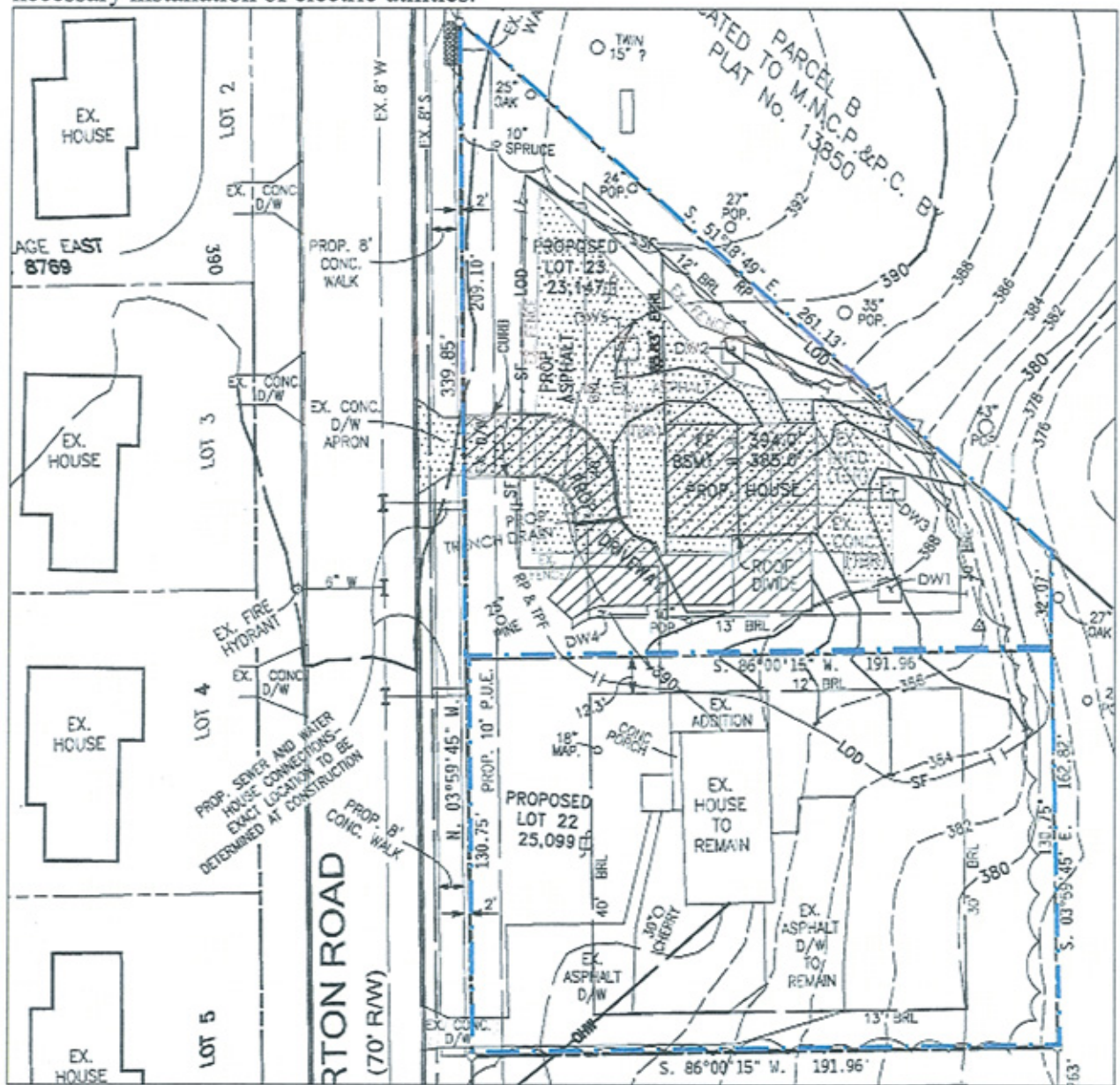


Figure 2: Preliminary Plan

ANALYSIS AND FINDINGS

Substantial Master Plan Conformance

The Aspen Hill Master Plan makes no specific recommendations regarding this Property or adjacent properties. The Master Plan only reconfirms the existing R-200 zoning for the area. This preliminary plan of subdivision, therefore, substantially conforms to the Master Plan in that it proposes residential development under the R-200 standards. The proposed plan conforms to the

current development pattern in the area in that it proposes 2 lots with a perpendicular relationship to the street and a compatible relationship to abutting properties.

Public Facilities

Roads and Transportation Facilities

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review. In addition, Transportation Planning staff has determined the application is not subject to Policy Area Mobility Review because the proposed development generates fewer than 3 new peak-hour trips within the weekday morning and evening peak periods. The existing right-of-way for Alderton Road is adequate and no additional dedication is necessary. A sidewalk does not currently exist along the Subject Property's frontage and a shared use path, 8 feet in width, is required to be constructed by this applicant along the frontage of the 2 proposed lots to connect to the sidewalk north of the site. This shared use path is identified as part of a limited master plan amendment for the Inter County Connector, which was reviewed and approved by the Planning Board on September 18, 2008. Vehicular and pedestrian access for the subdivision will be safe and adequate with the required improvements.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Area schools are operating at adequate levels; therefore, the Subject Property is not within a school moratorium area and no facilities payment is required. Other public facilities and services, such as police stations, firehouses and health services, are operating within the standards set by the Growth Policy Resolution currently in effect. Electrical and telecommunications services are also available to serve the lots.

Environment

Environmental Guidelines

There are no streams, wetlands, floodplains or environmental buffers on or immediately adjacent to the property per the NRI/FSD approved on October 29, 2008 (NRI/FSD #420050600). There are individual trees on the site, but none are of specimen or champion size. No forest exists onsite.

Forest Conservation

Afforestation requirements for the site total 0.17 acres. Since the proposed lots are small and there are no environmentally-sensitive areas on the site, staff supports allowing the planting requirements to be met offsite through planting, retaining forest at an offsite location, or purchasing of credits at an approved forest conservation bank. Offsite trees and forest adjacent to the proposed lots are proposed to be protected during construction and retained. One tree on the site, a 10-inch caliper tulip poplar, is proposed to be removed. There will be land disturbing activities near the forest edge along the northern property line in order to remove the large amount of asphalt and concrete paving and the large shed. The preliminary forest conservation plan includes a certified arborist's recommendations for tree save measures during demolition only, in order to protect trees on the adjoining MNCPPC park property as well as some of the

onsite trees. As part of the final forest conservation plan, Environmental Planning Staff has required a certified arborist to identify specific tree save measures to be used during the construction of a new house and driveway on proposed Lot 23 to once again protect offsite trees and some of the onsite trees.

Stormwater Management

The MCDPS Stormwater Management Section approved the stormwater management concept for the project on March 11, 2009. The concept consists of on-site water quality control and on-site recharge via nonstructural methods. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cubic feet per second.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed below. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan (Attachment A).

Conformance with Section 50-29(b)(2)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that each of the proposed lots complies with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate "Neighborhood" for evaluating the application. In this instance, the Neighborhood agreed upon by staff and the Applicant consists of 7 lots. The Neighborhood is depicted in Figure 4 on the following page. The Neighborhood includes abutting lots to the east and south and lots within the same block as the Subject Property. All of the lots share the same R-200 zoning classification. Lots along Alderton Road to the west were not included because

they were developed under a density control standard and are not considered appropriate for comparison. The designated neighborhood provides an adequate sample of the lot and development pattern of the area. A tabular summary of the area based on the resubdivision criteria is included in the data table below.

Figure 3: Resubdivision Data Table for 120090040, Harry Martin Tract

Lot #	Frontage	Size	Buildable Area	Width	Alignment	Shape
Proposed Lot 22	130 ft.	25,099 sf	12,897 sf	131 ft.	Perpendicular	Rectangular
Proposed Lot 23	209 ft.	23,147 sf	10,568 sf	149 ft.	Perpendicular/ Angled	Irregular
11	125 ft.	45,433 sf	27,840 sf	130 ft.	Angled	Irregular
12	126 ft.	59,982 sf	41,095 sf	140 ft.	Angled	Irregular
17	177 ft.	39,382 sf	19,406 sf	179 ft.	Corner	Irregular
18	101 ft.	20,258 sf	9,270 sf	101 ft.	Perpendicular	Rectangular
19	105 ft.	20,156 sf	9,760 sf	105 ft.	Perpendicular	Rectangular
20	105 ft.	20,156 sf	9,760 sf	105 ft.	Perpendicular	Rectangular
21	191 ft.	36,953 sf	12,425 sf	204 ft.	Corner	Irregular



Figure 4: Resubdivision Neighborhood Map

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated Neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined Neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-29(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage: Lot frontages in the Neighborhood range from 101 feet to 191 feet. Proposed lot 22 will have 130 feet of frontage while proposed lot 23 will have 209 feet of frontage. Resubdivision of the existing lot creates new lots that are closer in conformance with existing lots in the Neighborhood. While lot 23 will have the largest frontage in the Neighborhood, this is unavoidable given the existing property shape. In Staff's opinion, the extra frontage of Lot 23 does not prevent it from being in character with other lots because the area is not usable for a structure given the setback limitations on this rather irregular and triangularly shaped lot. **As a result, the proposed lots will be of the same character as existing lots in the neighborhood with respect to lot frontage.**

Alignment: Of the 7 lots in the Neighborhood, 3 lots are perpendicular in terms of alignment, 2 lots have an angular relationship to the street and 2 lots are corner lots. Proposed lot 22 is perpendicular in its alignment to the street. Proposed lot 23 will have a perpendicular alignment as well, but the northern property line also creates an angular relationship to the street due to the unusual shape of the lot. **Nevertheless, both proposed lots will be of the same character as existing lots with respect to the alignment criterion.**

Size: Lot sizes in the Neighborhood range from 20,156 square feet to 59,982 square feet. Proposed lot 22 is 25,099 square feet and proposed lot 23 is 23,147 square feet, which makes them larger than 3 lots in the Neighborhood and smaller than 4 lots in the Neighborhood. **The proposed lot sizes are in character with the size of existing lots in the neighborhood.**

Shape: Four lots in the Neighborhood are irregular and 3 lots are rectangular lots with respect to shape. Proposed lot 22 is rectangular in shape. Proposed lot 22 has an irregular shape which is mostly triangular, unlike other lots in the Neighborhood. But because lot 22 abuts the MNCPPC Northwest Branch Park along its angled northern lot line, there will be no adjacent development and the lot's shape will not be apparent. As viewed from the street, the lot shape will be in character with others in the neighborhood. **For these reasons, the shapes of the proposed lots will be in character with shapes of the existing lots.**

Width: Lot widths measured at the front building line in the 7 lot Neighborhood range from 101 feet to 204 feet. Proposed lot 22 has 131 feet of width and proposed lot 23 is 149 feet wide. **The proposed lots will be in character with existing lots in the neighborhood with respect to width.**

Area: Buildable area calculations for the Neighborhood range from 9,270 square feet to 41,095 square feet. Proposed lot 22 has 12,897 square feet of buildable area and proposed lot 23 has 10,568 square feet of buildable area. **The proposed lots will be of the same character as other lots in the neighborhood with respect to buildable area.**

Suitability for Residential Use: The existing and the proposed lots are zoned residential and the land is suitable for residential use.

Citizen Correspondence and Issues

On July 2, 2008 a pre-submission meeting was held by the Applicant, as required. On December 3, 2008 the Applicant properly notified adjacent and confronting property owners and civic associations of the preliminary plan submission. As of the date of this report no concerns regarding this application have been brought to Staff's attention by affected residents or community associations.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the two proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria, and therefore, comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and comply with the recommendations of the Aspen Hill Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – Agency Correspondence

Table 1: Preliminary Plan Data Table and Checklist

Plan Name: Harry Martin Tract				
Plan Number: 120090040				
Zoning: R-200				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: Residential, Standard				
PLAN DATA	Zoning Ordinance Development Standard	Proposed for Approval by the Preliminary Plan	Verified	Date
Minimum Lot Area	20,000 sq. ft.	23,147 sq. ft. is min. proposed	EG	9/9/09
Lot Width	100 ft.	131 sq. ft. is min. proposed	EG	9/9/09
Lot Frontage	25 ft.	130 sq. ft. is min. proposed	EG	9/9/09
Setbacks				
Front	40 ft. Min.	Must meet minimum ¹	EG	9/9/09
Side	12 ft. Min./25 ft. total	Must meet minimum ¹	EG	9/9/09
Rear	30 ft. Min.	Must meet minimum ¹	EG	9/9/09
Height	50 ft. Max.	May not exceed maximum ¹	EG	9/9/09
Max Resid'l d.u. or Comm'l s.f. per Zoning	2 dwelling units	2 dwelling units	EG	9/9/09
MPDUs	Not required		EG	9/9/09
TDRs	Not required		EG	9/9/09
Site Plan Req'd?	No		EG	9/9/09
FINDINGS				
SUBDIVISION				
Lot frontage on Public Street		Yes	EG	9/9/09
Road dedication and frontage improvements		Yes	Agency letter	7/6/09
Environmental Guidelines		Yes	Staff memo	9/2/09
Forest Conservation		Yes	Staff memo	9/2/09
Master Plan Compliance		Yes	EG	9/9/09
Other (i.e., parks, historic preservation)				
ADEQUATE PUBLIC FACILITIES				
Stormwater Management		Yes	Agency letter	3/11/09
Water and Sewer (WSSC)		Yes	Agency comments	12/29/08
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	12/29/08
Well and Septic		N/a	EG	9/9/09
Local Area Traffic Review		N/a	Staff memo	12/29/08
Policy Area Mobility Review		N/a	Staff memo	12/29/08
Transportation Management Agreement		No	Staff memo	12/29/08
School Cluster in Moratorium?		No	EG	9/9/09
School Facilities Payment		No	EG	9/9/09
Fire and Rescue		Yes	Agency letter	7/27/09
Other (i.e., schools)				

¹ As determined by MCDPS at the time of building permit.



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Arthur Holmes, Jr.
Director

July 6, 2009

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 #1-20090040
Harry Martin Tract

Dear Ms. Conlon:

We have completed our review of the preliminary plan last revision dated May 6, 2009. This plan was reviewed by the Development Review Committee at its meeting on December 29, 2008. 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. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. The sight distance study has been accepted. A copy of the accept Sight Distance Evaluation certification form is enclosed for your information and reference.
3. The storm drain study has been accepted. No improvements will be needed for this plan.
4. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. A sidewalk is to be provided along the site frontage on Alderton Road.

In accordance with Section 50-35(n) of the Montgomery County Code, we recommend the Montgomery County Planning Board require the applicant to construct an off-site sidewalk along Alderton Road to connect with to connect with the existing sidewalk on Alderton Lane. In addition, should the Planning Board desire to extend the sidewalk on Alderton Road south of the site to Woodwell Road, a Public Improvements Agreement (PIS no. 03-007) could be used by the applicant to fund that additional length of sidewalk.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Customer Service 240-777-6000 • Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
traffcopers@montgomerycountymd.gov

Ms. Catherine Conlon
Preliminary Plan No. 1-20090040
July 6, 2009
Page 2

5. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Design and Operations Section at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
6. Trees in the County rights of way - species and spacing to be in accordance with the applicable DOT standards. Tree planting within the public right of way must be coordinated with Mr. Brett Linkletter with Division of Highway Services, Tree Maintenance Unit. Mr. Linkletter may be contacted at (301) 840-2283.
7. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
 - A. Construct a five (5) foot wide concrete sidewalk and plant street trees along the Alderton Road site frontage.
 - B. Extend the sidewalk off-site along Alderton Road, if required by the Montgomery County Planning Board.
 - C. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Design and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Dewa Salihi at (240) 777-2173.

Sincerely,



Gregory M. Leck, P.E., Manager
Development Review Team

Enclosures (2)

cc: Stefan Szell
Phil Wilk, AES Associates
Shahriar Etemadi; M-NCPPC TPD
Joseph Y. Cheung; DPS RWPPR
Henry Emery; DPS RWPPR
Sarah Navid; DPS RWPPR
Dan Sanayi, DOT DTEO
Dewa Salihi, DOT DTEO
Preliminary Plan Folder
Preliminary Plans Note Book

M:\subdivision\SALIHD01\Preliminary Plans\1-20090040 Harry Martin Tract\1-20090040
Harry Martin Tract, final.doc

MONTGOMERY COUNTY
SIGHT DISTANCE EVALUATION

REVISED 2-16-2009

1-20090040

Facility/Subdivision Name: HARRY M MARTIN TRACT

Preliminary Plan #: _____

Street Name: ALDERTON ROAD [△]

Master Plan PRIMARY ^{PAW}
Classification: SECONDARY

Posted Speed Limit: 30

Street/Drwy. 1 (PROPOSED LOT 23)

Street/Drwy. 2 (PROPOSED LOT 22)

PAW Sight Distance (feet) OK?
Right 280' ✓
Left 200' 700' ✓

PAW Sight Distance (feet) OK?
Right 200' 470' ✓
Left 200' 510' ✓

Comments: EXISTING DRIVEWAY
TO REMAIN

Comments: EXISTING DRIVEWAY
AND HOUSE TO REMAIN

PRIMARY

△ ALDERTON ROAD IS A 70' ~~RESIDENTIAL~~ ROAD W/ DY LINE AND PARKING
ALONG CURB AND WITH ONE LANE OF TRAFFIC IN EACH DIRECTION.

GUIDELINES

Classification or Posted Speed (use higher value)	Required Sight Distance In Each Direction#
Tertiary - 25	150
Secondary - 30	200
Business - 30	200
Primary - 35	250
Arterial - 40	325
(45)	400
Major - 50	475
(55)	550

Sight distance is measured from an eye height of 3.5 feet at a point on the centerline of the driveway (or side street), 6 feet back from the face of curb or edge of traveled way of the intersecting roadway, to the furthest point along the centerline of the intersecting roadway where a point 2.75 feet above the road surface is visible. (See attached drawing.)

Source AASHTO



ENGINEER/SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Philip A. Wilk PROF. L.S. REvised 2-16-09 PAW
7-22-08
Signature Date

MD REG. No. 10797
PLS/P.E. MD Registration No.

SEAL

Accepted By: guled
Date: 7/6/09

Rw



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

March 11, 2009

MAR 12 2009

Carla Reid
Director

Mr. Phil Wilk
A.E.S. Associates
17631 Goose Creek Road
Olney, MD 20832-2169

Re: Stormwater Management **CONCEPT** Request
for Harry M. Martin Tract
Preliminary Plan #: 120090040
SM File #: 233244
Tract Size/Zone: 1.10 acres./ R-200
Total Concept Area: 1.10 acres
Lots/Block: Part Lot 5
Parcel(s): N/A
Watershed: Northwest Branch

Dear Mr. Wilk:

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 onsite recharge via nonstructural methods. 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 Mark Etheridge at 240-777-6338.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with a large initial "R" and "B".

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

RRB:dm mce

cc: C. Conlon
M. Pfefferle
SM File # 233244

QN -ON; Acres: 1
QL - ON; Acres: 1
Recharge is provided