

- c. Methods and locations of tree protection;
- d. Forest Conservation easement areas;
- e. MPDU and recreation facility calculations;
- f. Note stating that the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;

16. Prior to building permit, provide supplemental signature set sheet with documentation of compliance with parking restrictions along Stravinsky Drive, as recommended by DPWT.

* * * * *

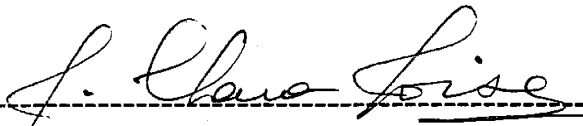
[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

DP 12/30/05
M-NCPPC LEGAL DEPARTMENT

CERTIFICATION OF BOARD VOTE ADOPTING OPINION

At its regular meeting, held on **Thursday, January 5, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent, with Commissioner Wellington absent, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Site Plan No. 8-05007A, Fairland View.**



Certification As To Vote of Adoption
M. Clara Moise, Technical Writer

PLAT NO. 220061400

North Glen Hills, Lot 24, Block 4

Located at southeast quadrant of intersection of Glen Mill Road and Ridge Road

1 Lot

RE-1 zone

Community Water, Community Sewer

Master Plan Area: Potomac

Applicant: Hui Hsiuing and Su-Chin Huong

Minor Subdivision - Plat of Correction

MNCPPC staff and other applicable agencies have reviewed the record plat as documented on the attached Plat Review Checklist. Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(5)** of the Subdivision Regulations that states:

A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat.

The plat corrects a dimension shown incorrectly on M-NCPPC Plat 610-53, County Record PB 195, Plat 21231, recorded 11/09/1999.

Staff applied the above-noted minor subdivision criteria for this lot and concluded that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(5) of the subdivision regulations and, therefore, supports this minor subdivision record plat.

RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET
 (This form contains 3 pages)

Plat Name: North Glen Hills Plat Number: 220061400
 Plat Submission Date: 12/22/05
 DRD Plat Reviewer: TA
 DRD Prelim Plan Reviewer: NA

*For category of minor see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. NA Checked: Initial NA Date NA
 Preliminary Plan No. NA Checked: Initial NA Date NA
 Planning Board Opinion - Date NA Checked: Initial NA Date NA
 Site Plan Name if applicable: NA Site Plan Number: NA
 Planning Board Opinion - Date NA Checked: Initial NA Date NA

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # Road/Alley Widths Easements Open Space Non-standard
 BRLs Adjoining Land Vicinity Map Septic/Wells NA
 TDR note NA Child Lot note NA Surveyor Cert Owner Cert Tax Map
 SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Amy L.	1/9/06	1/27/06	1/17/06	
Research	Bobby Fleury			1/11/06	
SHA	Doug Mills				
PEPCO	Jose Washington				
Parks	Doug Powell				
DRD	Steve Smith				

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>PW</u>	<u>4/4/06</u>
<u>PW</u>	<u>4/6/06</u>
<u>PW</u>	<u>6/15/06</u>
<u>PW</u>	<u>7/20/06</u>

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

_____	_____
_____	_____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

_____	_____
_____	_____

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

No. _____

22006 1400
H. Glen Hills

RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: Yes _____
- b) Original Plat identified: Yes _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____

22000 1700
North Glen Hills

g) Approved Special Exception: _____

(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

PLAT NO.

NOTES

All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan showing development of this property approved by the Montgomery County Planning Board are intended to survive and not be extinguished by recording the plat unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

The subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

This plat conforms to the requirements for Minor Subdivision approvals as provided for in Section 50-234 (a)(15) of the Subdivision Regulations (Chapter 50 of the Montgomery County Code).

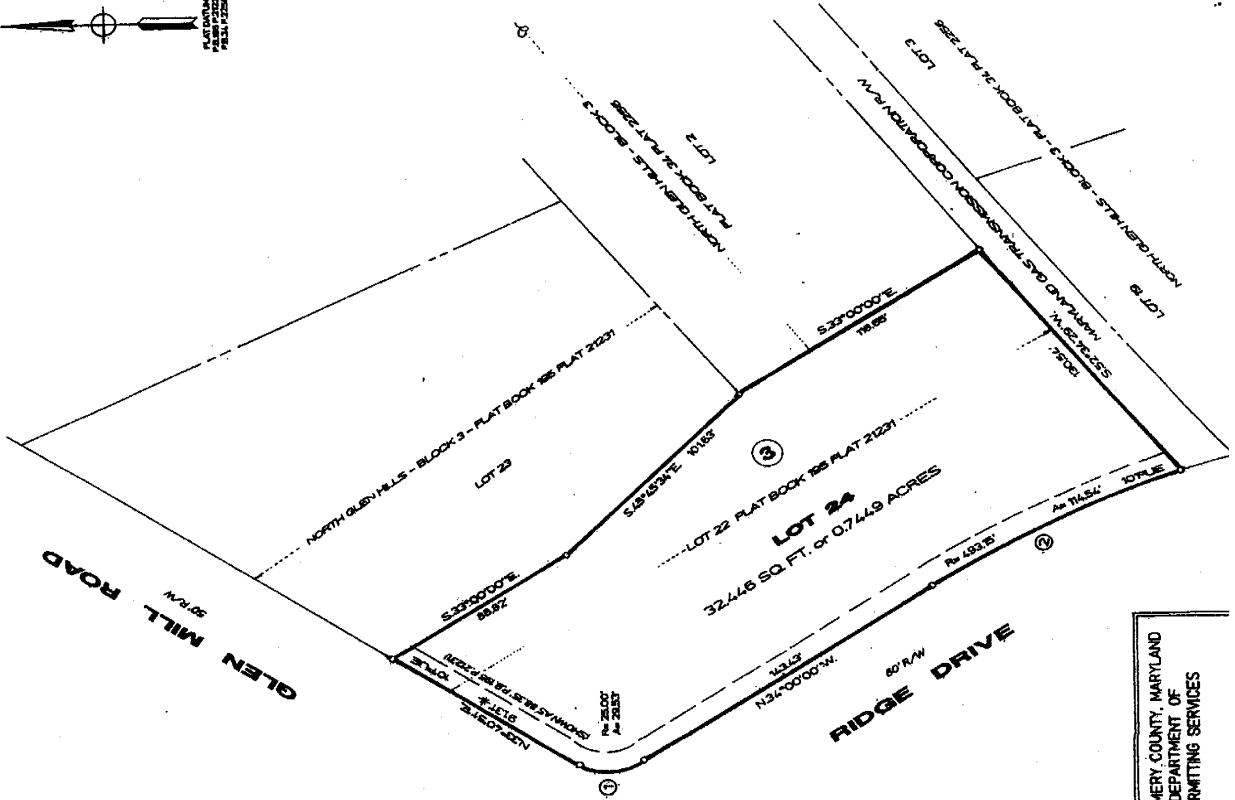
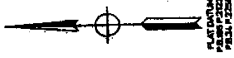
Approval is subject to the use of public sewer and water systems only.

Existing zoning is RE-1. Prior Lots 20 & 21 were recorded in 1948 and were resubdivided for purposes of a minor lot line adjustment in 1999.

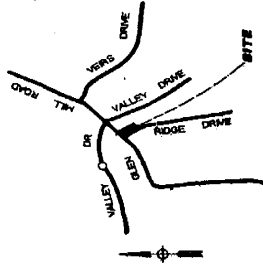
PLAT OF CORRECTION NOTE

The sole purpose of this plat is to correct the frontage dimension of Lot 22 (now Lot 24) along Glen Mill Road indicated thus *

CURVE DATA						
NO.	CHORD	DEGT.	RAO	ARC	DELTA	TANG.
1	N00°00'35"W	27.84'	24.00'	25.57'	67°40'50"	16.76'
2	N27°20'42"W	14.39'	483.5'	14.54'	0°19'28"	57.53'



RECORDED	PLAT NUMBER	EA. PAGE 28 AND E-7
TAX MAP FR 342	200 SHEET 218 NW 10	LAND MAP
VICINITY MAP		SCALE: 1" = 1,000'



SUBDIVISION RECORD PLAT
PLAT OF CORRECTION
LOT 24 - BLOCK 3
SECTION ONE
NORTH GLEN HILLS
 FOURTH ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND

WITMER ASSOCIATES, LLC
 Lead Surveyor, Land Planning & Design
 98-A CUMMIS STREET ROCKVILLE MD 20850

OWNERS' CERTIFICATE

We, Hui Heung Huang and Su-Chin Huang, owners of the property shown and included hereon, hereby:

establish this plan of subdivision; and grant a Public Utilities Easement (PUE), as shown hereon, to the parties named in a document titled "Terms and Provisions of Public Utilities Easements" as recorded among the Land Records of Montgomery County, Maryland in Liber 2824 of Folio 457, subject to all current and applicable regulations of all federal, state and local governing agencies.

We, our successors and assigns, will cause property corner markers to be set by a registered Maryland Surveyor in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations).

There are no suits, actions-at-law, leases, liens, mortgages or deeds of trust affecting the property included in this plat of subdivision.

6/14/2006
 DATE
 Hui Heung Huang
 SU-CHIN HUANG

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct; that this plat has been prepared in accordance with the Subdivision Regulations of Montgomery County Maryland; that it is a subdivision of the following:

part of the land conveyed to Hui Heung Huang and Su-Chin Huang by Donald Lee Fisher and Elyse Joy Fisher by deed dated December 8, 1997 and recorded among the Land Records in Liber 8065 of Folio 218 being also a plat of correction of Lot 22, Section One North Glen Hills as recorded in Plat Book 195 as Plat 21231 all of the above being recorded among the Land Records of Montgomery County Maryland.

Property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations) if so engaged.

The total area included in this plat is 32,448 s.f. or 0.7449 acres of which there is no dedication to public use.

6/14/2006
 DATE
 Jennifer Witmer
 JENNIFER WITMER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION 0388

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 THE MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

PLAT NO. 220061530

Plat 1 of 2

River Quarry, Lots 1-9 and Parcel A, Block A
Located on River Road 1000 feet, west of Capital Beltway
9 lots
R-200 Zone
Community Water, Community Sewer
Master Plan Area: Potomac
Applicant: River Quarry, Inc.

PLAT NO. 220061540

Plat 2 of 2

River Quarry, Lots 10-30 and Parcels B and C, Block A
Located on River Road 1000 feet, west of Capital Beltway
21 lots
R-200 Zone
Community Water, Community Sewer
Master Plan Area: Potomac
Applicant: River Quarry, Inc.

These two plats were the subject of Preliminary Plan 120040210 (formerly 1-04021), Giancola Quarry, approved by the Planning Board on 04/24/04 and Site Plan 820040260 (formerly 8-04026), Giancola Quarry, approved by the Planning Board on 07/27/04 for 30 dwelling units including 15 townhomes and 15 single family detached units.

MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist have reviewed these record plats. Staff has determined that the plat complies with Preliminary Plan No. 120040210 and Site Plan 820040260, as approved by the Planning Board; and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the preliminary plan and site plan.

RECORD PLAT REVIEW SHEET

Plan Name: River Quarry Plan Number: 120040210
 Plat Name: River Quarry Block A Plat Number: 2 20061530
 Plat Submission Date: 1/20/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: ew Rick Weavers

Initial DRD Review:

Signed Preliminary Plan - Date 6/23/05 Checked: Initial PW Date 4/14/06
 Planning Board Opinion - Date 4/27/04 Checked: Initial PW Date 4/14/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: Granola Quarry Site Plan Number: 8-04026
 Planning Board Opinion - Date 7/27/04 Checked: Initial PW Date 5/25/06
 Site Plan Signature Set - Date 3/28/06 Checked: Initial PW Date 5/26/06
 Site Plan Reviewer Plat Approval: Checked: Initial MM Date 7/5/06

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note Child Lot note NA Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Steve F</u>	<u>1/31</u>	<u>2/17</u>	<u>/</u>	
Research	Bobby Fleury	"	"	<u>/</u>	
SHA	Doug Mills	"	"	<u>/</u>	
PEPCO	Jose Washington	"	"	<u>/</u>	
Parks	Doug Powell	"	"		
DRD	Steve Smith	"	"		

Final DRD Review:

DRD Review Complete: (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:
Plat Reproduction:
 Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

Initial
PW
PW
PW
PW

Date
6/8/06
6/8/06
6/30/06
7/20/06

No. _____

RECORD PLAT REVIEW SHEET

Plan Name: River Quarry Plan Number: 120040210
 Plat Name: River Quarry lots 1035 Plat Number: 220061540
 Plat Submission Date: 6/20/06
 DRD Plat Reviewer: PW
 DRD Prelim Plan Reviewer: PW

Initial DRD Review:

Signed Preliminary Plan - Date 6/23/05 Checked: Initial RW Date 4/14/06
 Planning Board Opinion - Date 4/27/04 Checked: Initial PW Date 4/14/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: Grancola Quarry Site Plan Number: 80040260
 Planning Board Opinion - Date 7/24/04 Checked: Initial PW Date 1/25/06
 Site Plan Signature Set - Date 3/29/06 Checked: Initial PW Date 1/25/06
 Site Plan Reviewer Plat Approval: Checked: Initial MM Date 7/5/06

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note Child Lot note NA Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
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Research	Bobby Fleury	"	"	<u>/</u>	
SHA	Doug Mills	"	"	<u>/</u>	
PEPCO	Jose Washington	"	"	<u>/</u>	
Parks	Doug Powell	"	"	<u>/</u>	
DRD	Steve Smith	"	"	<u>/</u>	

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial PW Date 6/08/06
PW 6/08/06
PW 6/30/06

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

PW 7/20/06

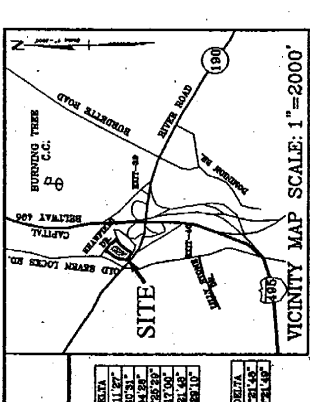
DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____



VICINITY MAP SCALE: 1" = 2000'

PLAT NO.

CHORD TABLE

CURVE RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	312.00	11.31	312.00	90.00	180.00
2	312.00	58.99	277.70	110.77	348.61
3	312.00	159.83	180.49	142.85	526.70
4	312.00	278.05	104.91	173.24	610.76
5	312.00	414.77	59.84	185.01	632.26
6	312.00	550.35	33.81	188.01	642.95
7	312.00	675.23	20.12	189.27	647.48

P.O.E. CURVE TABLE

CURVE RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	312.00	11.31	312.00	90.00	180.00
2	312.00	58.99	277.70	110.77	348.61
3	312.00	159.83	180.49	142.85	526.70
4	312.00	278.05	104.91	173.24	610.76
5	312.00	414.77	59.84	185.01	632.26
6	312.00	550.35	33.81	188.01	642.95
7	312.00	675.23	20.12	189.27	647.48

NOTES:

- Approval of this plat is predicated on the adequacy and availability of public water and sewer. (SEE NOTE 7)
- This Plat: 21 Lots, 2 Parcels; Zoned: R-303/TDR.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plat, including any easements, encroachments or restrictions shown thereon, shall remain in full force and effect and shall be deemed to be incorporated by reference into this Plat. The Homestead County Planning Board is not intended to be construed as a guaranty of the accuracy of the information herein. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter regarding the ownership and use, of the property. The subdivision record plat is not intended to replace a submission of due or to topics or facts not matters affecting the use.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Zoning Ordinance, including approval of a final forest conservation plan and appropriate easements prior to issuance of a deed record instrument.
- This plat is limited to the uses and conditions of Preliminary Plan No. 1-04021 and Site Plan No. S-04025, "Garden Quarry".
- In the subdivision will be served by public water and sewerage systems. However, no public or private water and sewer service is planned or approved for open space parcels which are designated as forest and/or open space.
- This survey is in the North American Datum of 1983, 1991 Adjustment, (NAD83/91) as established by a public geodetic system observation incorporating Washington Suburban Sanitary Commission (WSSC) Control Station 8883.
- The property shown herein is subject to a "Declaration of Covenants by Private Open Space" recorded among the land records of Montgomery County, Maryland, at Folio _____ among the land records of Montgomery County, Maryland.
- The Map: GHJ-1 - WSSC 200 Sheet No. 210 NW 6.
- Parcels B and C, Block A are to be owned and maintained by the Homeowners Association.
- A portion of Shawfield Drive as shown, then was abandoned per the Planning Board Order for Preliminary Plan: P-839 P.04210, dated April 27, 2004.

SIDEWALK EASEMENT CURVE TABLE

CURVE RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	25.00	0.87	25.00	90.00	180.00
2	25.00	4.71	23.30	109.47	348.61
3	25.00	11.98	17.72	131.61	526.70
4	25.00	21.47	9.85	155.01	610.76
5	25.00	32.17	5.00	178.41	632.26
6	25.00	43.07	2.75	189.27	642.95
7	25.00	54.16	1.46	197.81	647.48

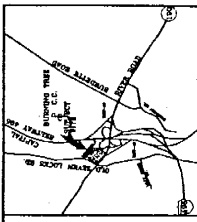
TRANSFERABLE DEVELOPMENT RIGHTS:

Eighteen (18) Transferable Development Rights (TDR) have been acquired for this development as approved by the Montgomery County Council. The lot numbers are:

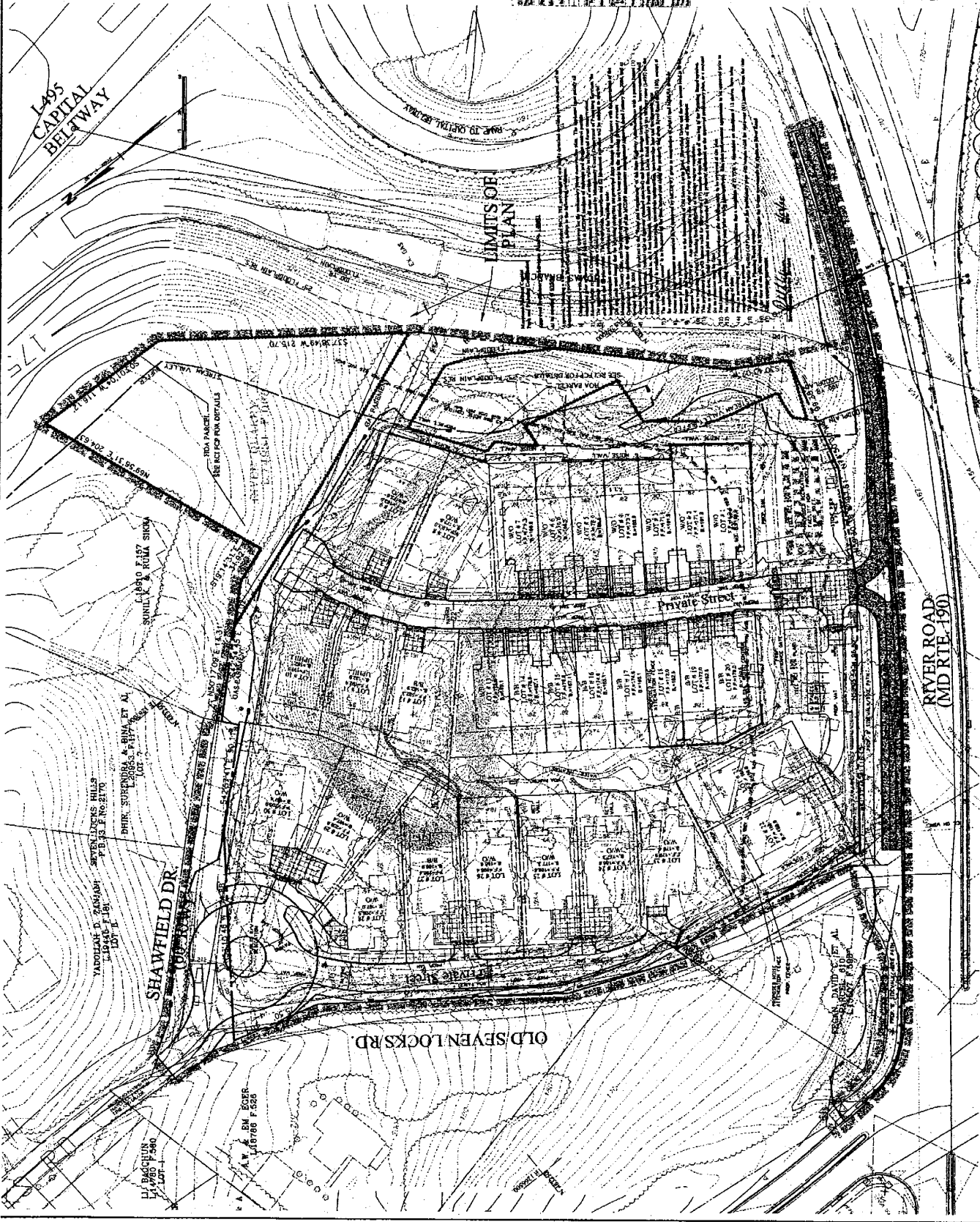
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SIDEWALK TABLE

LINE	BEARING	LENGTH	DELTA
1	S 89° 28' 14.7" E	10.00	10.00
2	S 89° 28' 14.7" E	10.00	10.00
3	S 89° 28' 14.7" E	10.00	10.00
4	S 89° 28' 14.7" E	10.00	10.00
5	S 89° 28' 14.7" E	10.00	10.00
6	S 89° 28' 14.7" E	10.00	10.00
7	S 89° 28' 14.7" E	10.00	10.00
8	S 89° 28' 14.7" E	10.00	10.00
9	S 89° 28' 14.7" E	10.00	10.00
10	S 89° 28' 14.7" E	10.00	10.00
11	S 89° 28' 14.7" E	10.00	10.00
12	S 89° 28' 14.7" E	10.00	10.00
13	S 89° 28' 14.7" E	10.00	10.00
14	S 89° 28' 14.7" E	10.00	10.00
15	S 89° 28' 14.7" E	10.00	10.00
16	S 89° 28' 14.7" E	10.00	10.00
17	S 89° 28' 14.7" E	10.00	10.00
18	S 89° 28' 14.7" E	10.00	10.00
19	S 89° 28' 14.7" E	10.00	10.00
20	S 89° 28' 14.7" E	10.00	10.00
21	S 89° 28' 14.7" E	10.00	10.00
22	S 89° 28' 14.7" E	10.00	10.00
23	S 89° 28' 14.7" E	10.00	10.00
24	S 89° 28' 14.7" E	10.00	10.00
25	S 89° 28' 14.7" E	10.00	10.00
26	S 89° 28' 14.7" E	10.00	10.00
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29	S 89° 28' 14.7" E	10.00	10.00
30	S 89° 28' 14.7" E	10.00	10.00
31	S 89° 28' 14.7" E	10.00	10.00
32	S 89° 28' 14.7" E	10.00	10.00
33	S 89° 28' 14.7" E	10.00	10.00
34	S 89° 28' 14.7" E	10.00	10.00
35	S 89° 28' 14.7" E	10.00	10.00
36	S 89° 28' 14.7" E	10.00	10.00
37	S 89° 28' 14.7" E	10.00	10.00
38	S 89° 28' 14.7" E	10.00	10.00
39	S 89° 28' 14.7" E	10.00	10.00
40	S 89° 28' 14.7" E	10.00	10.00
41	S 89° 28' 14.7" E	10.00	10.00
42	S 89° 28' 14.7" E	10.00	10.00
43	S 89° 28' 14.7" E	10.00	10.00
44	S 89° 28' 14.7" E	10.00	10.00
45	S 89° 28' 14.7" E	10.00	10.00
46	S 89° 28' 14.7" E	10.00	10.00
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53	S 89° 28' 14.7" E	10.00	10.00
54	S 89° 28' 14.7" E	10.00	10.00
55	S 89° 28' 14.7" E	10.00	10.00
56	S 89° 28' 14.7" E	10.00	10.00
57	S 89° 28' 14.7" E	10.00	10.00
58	S 89° 28' 14.7" E	10.00	10.00
59	S 89° 28' 14.7" E	10.00	10.00
60	S 89° 28' 14.7" E	10.00	10.00
61	S 89° 28' 14.7" E	10.00	10.00
62	S 89° 28' 14.7" E	10.00	10.00
63	S 89° 28' 14.7" E	10.00	10.00
64	S 89° 28' 14.7" E	10.00	10.00
65	S 89° 28' 14.7" E	10.00	10.00
66	S 89° 28' 14.7" E	10.00	10.00
67	S 89° 28' 14.7" E	10.00	10.00
68	S 89° 28' 14.7" E	10.00	10.00
69	S 89° 28' 14.7" E	10.00	10.00
70	S 89° 28' 14.7" E	10.00	10.00
71	S 89° 28' 14.7" E	10.00	10.00
72	S 89° 28' 14.7" E	10.00	10.00
7			



Sheet 1 of 2



General Notes:

- The proposed project is approximately 370 acres, or 31,141,214 sq. ft.
- The subject property is divided into 640 lots, with 414 and 614 lots being the largest.
- The subject property is divided into 640 lots, with 414 and 614 lots being the largest.
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Surveyor's Certificate

I, _____, Surveyor, do hereby certify that the foregoing is a true and correct copy of the original map as filed in the office of the State Department of Assessments and Taxation on _____, 2003.

ROINGERS
CONSTRUCTION

CONTRACT FOR SURVEY
BY
JAMES LAKERS CORP
JAMES LAKERS CORP
JAMES LAKERS CORP
JAMES LAKERS CORP
JAMES LAKERS CORP

GIANCOLA QUARRY

POTOMAC ELECTION DISTRICT #10
MONTGOMERY COUNTY, MARYLAND

1/28/2003 2:25:00 PM EST

DATE	BY	REVISION
10/20/02	JK	ISSUE
10/20/02	JK	ISSUE
10/20/02	JK	ISSUE
10/20/02	JK	ISSUE
10/20/02	JK	ISSUE

RELEASED BY: JK

DATE: 10/20/02

PROJECT: GIANCOLA QUARRY

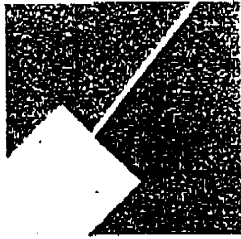
DATE: 10/20/02

PROJECT: GIANCOLA QUARRY

DATE: 10/20/02

PROJECT: GIANCOLA QUARRY

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

Date Mailed: April 27, 2004

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-493-4500, www.mncppc.org

Action: Approved Staff Recommendation
Motion of Comm. Perdue, seconded by
Comm. Robinson with a vote of 5-0;
Comms. Berlage, Bryant, Perdue,
Robinson and Wellington voting in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-04021

NAME OF PLAN: GIANCOLA QUARRY

On 09/15/03, GIANCOLA QUARRY submitted an application for the approval of a preliminary plan of subdivision of property in the R-200/TDR-8 zone. The application proposed to create 30 lots on 5 acres of land. The application was designated Preliminary Plan 1-04021. On 04/15/04, Preliminary Plan 1-04021 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 1-04021 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-04021:

Approval, including a waiver pursuant to Section 59C-1.395, percentage of one family detached dwelling units required, and an abandonment of a portion Shawfield Drive, subject to the following conditions:

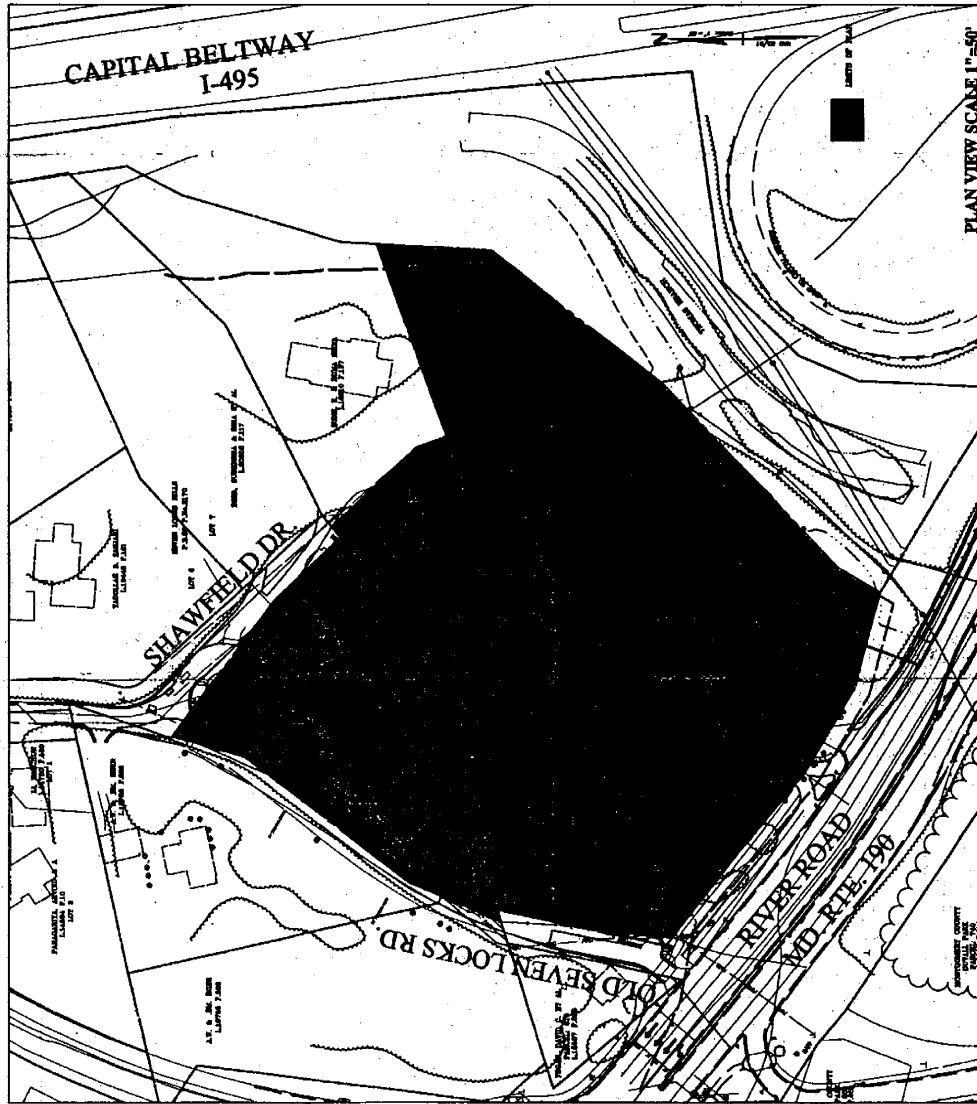
- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 2) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation
- 3) The applicant must first obtain a building permit, issued by Montgomery County Department of Permitting Services, for excavation and fill placement. The construction, excavation and fill placement activities will be subject to special inspection/complex structures provisions of the building code.
- 4) The applicant must insure that the adjoining properties are protected from damage in accordance with the provisions of the Montgomery County Code, and that appropriate notices have been sent to the adjoining property owners
- 5) Compliance with the conditions of approval of the MCDPS stormwater management approval dated January 26, 2004, and as revised April 9, 2004

- 6) Access to this property is subject to the "Rules and Regulations" of the State Highway Administration with a permit issued (1) one street connection, (typical right-in right-out standard attached) and property frontage improvements. Improvements shall include, but not limited to, an 8 foot bikepath, located from new Seven Locks Road easterly to the beltway ramp (I-495) (to the extent right of way is available), landscaping, stormdrain construction, acceleration lane and deceleration lane
- 7) The term "denied access" is to be placed on the final record plat along the property that abuts River Road (MD 190), except at the approved entrance.
- 8) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s) and MDSHA prior to issuance of access permits
- 9) Final design and improvements to the intersection of Old Seven Locks Road, Shawfield Drive and the site access road is to be approved by MCDPW&T. Any improvements to the right of way are the responsibility of the applicant
- 10) Prior to recording of plat(s) Planning Board approval of frontage waiver resolution
- 11) 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
- 12) Final number, location and orientation of the dwelling units to be reviewed at site plan
- 13) No clearing, grading or recording of plats prior to site plan approval. Site plan enforcement agreements to be approved prior to recording of plats
- 14) Prior to recording of plat submit verification that a minimum of 17 TDR's, dependent on condition # 12 above, have been recorded for the project
- 15) 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
- 16) At the time of site plan, applicant to investigate the U-turn movements for trucks on River Road
- 17) Other necessary easements

RIVER QUARRY

General Notes:

1. All proposed work shall be in accordance with the applicable codes, laws, and regulations.
2. The project is subject to the applicable codes, laws, and regulations.
3. The project is subject to the applicable codes, laws, and regulations.
4. The project is subject to the applicable codes, laws, and regulations.
5. The project is subject to the applicable codes, laws, and regulations.
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11. The project is subject to the applicable codes, laws, and regulations.
12. The project is subject to the applicable codes, laws, and regulations.
13. The project is subject to the applicable codes, laws, and regulations.



DATE APPROVALS	TYPE OF CASE	NAME OF PROJECT	CASE NUMBER	DATE APPROVED
	PRELIMINARY PLAN	GRANCOLA QUARRY	1-04021	04-15-04
	SITE PLAN	GRANCOLA QUARRY	4-04025	07-22-04
	NRI / PSD	GRANCOLA QUARRY	4-03060 R	03-29-04
	FINAL PDP PLAN	GRANCOLA QUARRY	4-04025	05-06-06

CONTRACT ENGINEER
RIVER QUARRY, INC.
JAMES LARKS CORPORATE CENTER
LARKS, MARYLAND 20717
PHONE (301) 953-1119
CONTACT: BILL LARKS

SITE PLAN COVER SHEET

DEVELOPMENT SUMMARY

Category	Quantity	Notes
Acres	6.35	Net Area
Impervious	150,000 sq ft	
Permeable	150,000 sq ft	
Stormwater	150,000 gal	
...

1. The project is subject to the applicable codes, laws, and regulations.
2. The project is subject to the applicable codes, laws, and regulations.
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4. The project is subject to the applicable codes, laws, and regulations.
5. The project is subject to the applicable codes, laws, and regulations.
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8. The project is subject to the applicable codes, laws, and regulations.
9. The project is subject to the applicable codes, laws, and regulations.
10. The project is subject to the applicable codes, laws, and regulations.
11. The project is subject to the applicable codes, laws, and regulations.
12. The project is subject to the applicable codes, laws, and regulations.
13. The project is subject to the applicable codes, laws, and regulations.

SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 SITE PLAN DETAILS
- 4 LANDSCAPE PLAN
- 5 LIGHTING PHOTOGRAPHIC PLAN
- 6 FINAL FOREST CONSERVATION PLAN
- 7 FINAL FOREST CONSERVATION DETAILS

ARCHITECTURAL REVISIONS
ROAD IMPROVEMENT PLAN
TERRACE IMPROVEMENT PLAN
UTILITY IMPROVEMENT PLAN
FINAL FOREST CONSERVATION PLAN
FINAL FOREST CONSERVATION DETAILS

DATE: 05/06/06
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

NO.	DATE	BY	REVISION
1	05/06/06	[Name]	[Description]
2	05/06/06	[Name]	[Description]
3	05/06/06	[Name]	[Description]
4	05/06/06	[Name]	[Description]
5	05/06/06	[Name]	[Description]
6	05/06/06	[Name]	[Description]
7	05/06/06	[Name]	[Description]
8	05/06/06	[Name]	[Description]
9	05/06/06	[Name]	[Description]
10	05/06/06	[Name]	[Description]

DATE: 05/06/06	SCALE: 1"=50'
DRAWN BY: [Name]	CHECKED BY: [Name]
APPROVED BY: [Name]	

RODGERS CONSULTING
 CONSULTING ENGINEERS
 CONSULTING ARCHITECTS
 CONSULTING LANDSCAPE ARCHITECTS

RIVER QUARRY
 PORTLAND, MICHIGAN PROJECT NO. 18
 CONTRACT NO. 18-RQ-10
 SHEET NO. 10 OF 10
 SCALE: 1"=50'

REVISIONS

NO.	DATE	BY	REVISION



A LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 7144
 STATE OF MARYLAND
 EXPIRES 3/31/2001

RIVER QUARRY

POTOMAC ELECTRIC DISTRICT NO. 13
 MONTGOMERY COUNTY, MARYLAND

APPROVED BY: *[Signature]*
 PROJECT NO. 13-100-01

CALL THIS OFFICE AT
 1-800-977-7777

DATE	NO.	DESCRIPTION
1/5/98	1	ISSUED FOR PERMITS
1/15/98	2	REVISED PER COMMENTS
1/22/98	3	REVISED PER COMMENTS
2/10/98	4	REVISED PER COMMENTS
2/17/98	5	REVISED PER COMMENTS
3/10/98	6	REVISED PER COMMENTS
3/17/98	7	REVISED PER COMMENTS
4/10/98	8	REVISED PER COMMENTS
4/17/98	9	REVISED PER COMMENTS
5/10/98	10	REVISED PER COMMENTS
5/17/98	11	REVISED PER COMMENTS
6/10/98	12	REVISED PER COMMENTS
6/17/98	13	REVISED PER COMMENTS
7/10/98	14	REVISED PER COMMENTS
7/17/98	15	REVISED PER COMMENTS
8/10/98	16	REVISED PER COMMENTS
8/17/98	17	REVISED PER COMMENTS
9/10/98	18	REVISED PER COMMENTS
9/17/98	19	REVISED PER COMMENTS
10/10/98	20	REVISED PER COMMENTS
10/17/98	21	REVISED PER COMMENTS
11/10/98	22	REVISED PER COMMENTS
11/17/98	23	REVISED PER COMMENTS
12/10/98	24	REVISED PER COMMENTS
12/17/98	25	REVISED PER COMMENTS

CONCRETE
 CONCRETE
 CONSULTING ENGINEERS
 1000 EAST WASHINGTON STREET
 BALTIMORE, MD 21202
 TEL: 410-528-8800
 FAX: 410-528-8801
 WWW.CONCRETE-ENR.COM

SITE PLAN DETAILS

CONTRACT NUMBER: 13-100-01
 RIVER QUARRY, INC.
 1973 BALTIMORE BLVD.
 LAUREL, MARYLAND 20707
 CONTACT: MR. BILL LUDERS

NO.	DATE	DESCRIPTION
1	1/5/98	ISSUED FOR PERMITS
2	1/15/98	REVISED PER COMMENTS
3	1/22/98	REVISED PER COMMENTS
4	2/10/98	REVISED PER COMMENTS
5	2/17/98	REVISED PER COMMENTS
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21	10/17/98	REVISED PER COMMENTS
22	11/10/98	REVISED PER COMMENTS
23	11/17/98	REVISED PER COMMENTS
24	12/10/98	REVISED PER COMMENTS
25	12/17/98	REVISED PER COMMENTS

THE ENGINEER HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

APPROVED: *[Signature]*
 PROJECT NO. 13-100-01

GENERAL NOTES

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2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS.
4. THE STRUCTURE SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM STRENGTH OF 4000 PSI.
5. THE STRUCTURE SHALL BE CONSTRUCTED WITH A MINIMUM CURB HEIGHT OF 4 INCHES.
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10. THE STRUCTURE SHALL BE CONSTRUCTED WITH A MINIMUM CURB VOLUME OF 720 CUBIC FEET.
11. THE STRUCTURE SHALL BE CONSTRUCTED WITH A MINIMUM CURB WEIGHT OF 144,000 POUNDS.
12. THE STRUCTURE SHALL BE CONSTRUCTED WITH A MINIMUM CURB MASS OF 72,000 KILOGRAMS.
13. THE STRUCTURE SHALL BE CONSTRUCTED WITH A MINIMUM CURB DENSITY OF 150 POUNDS PER CUBIC FOOT.
14. THE STRUCTURE SHALL BE CONSTRUCTED WITH A MINIMUM CURB SPECIFIC GRAVITY OF 2.4.
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GENERAL NOTES

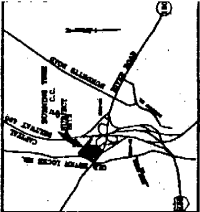
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APPROVED: *[Signature]*
 PROJECT NO. 13-100-01

GENERAL NOTES

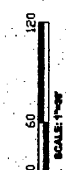
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APPROVED: *[Signature]*
 PROJECT NO. 13-100-01



PLANT SCHEDULE:

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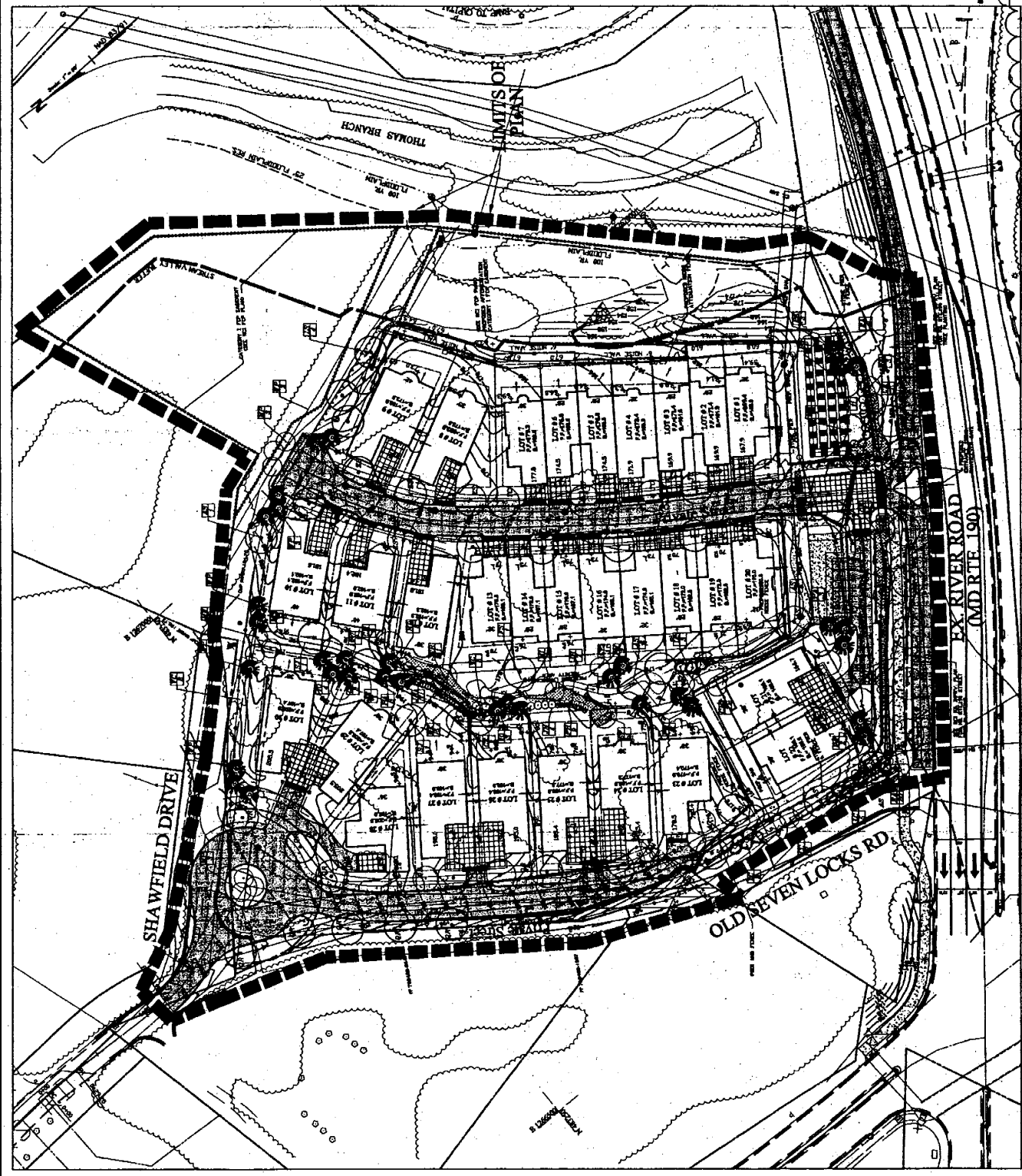
A NATIONAL REGISTERED PROFESSIONAL ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF MARYLAND. THIS PLAN IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE SIGNATURE AND SEAL OF THE ENGINEER.



CALL TOLL FREE 1-800-897-7777
 1000 W. BALTIMORE AVENUE, SUITE 100
 BALTIMORE, MARYLAND 21201

RIVER QUARRY
 PORTMAG BUREAU DISTRICT No. 10
 MONTGOMERY COUNTY, MARYLAND

DATE: 1-20-90
 BY: [Signature]
 CHECKED: [Signature]
 DATE: 1-20-90



NO.	DATE	DESCRIPTION
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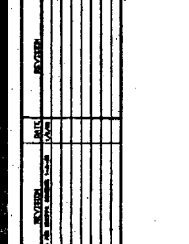
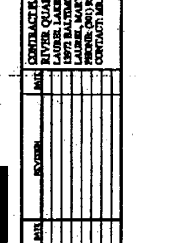
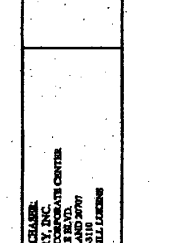
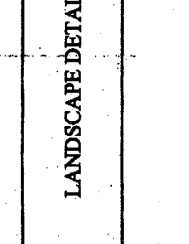
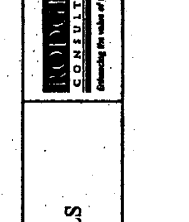
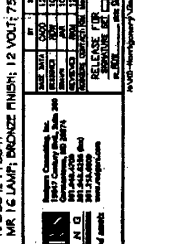
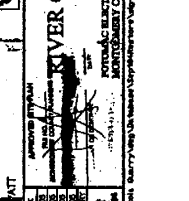
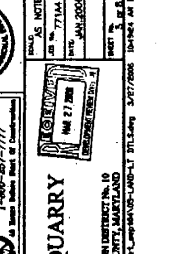
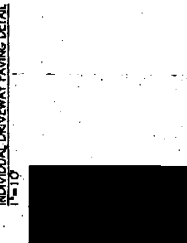
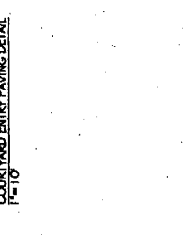
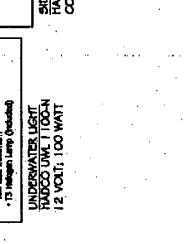
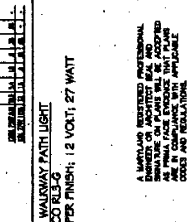
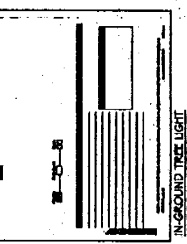
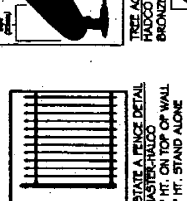
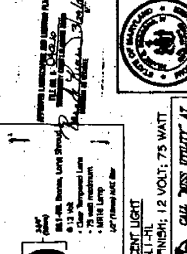
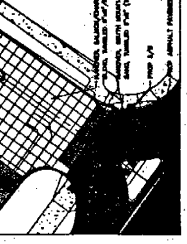
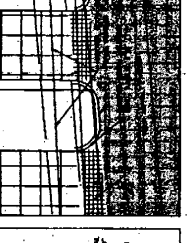
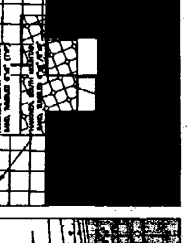
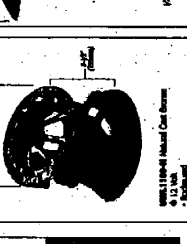
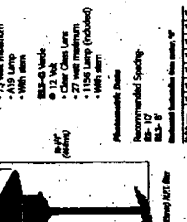
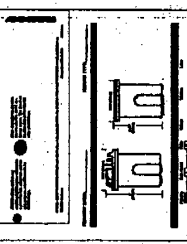
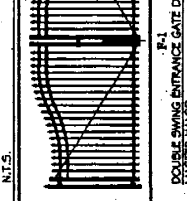
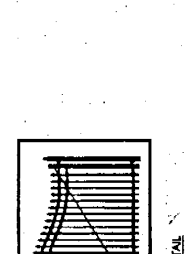
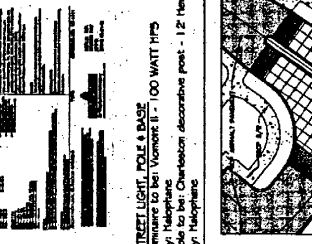
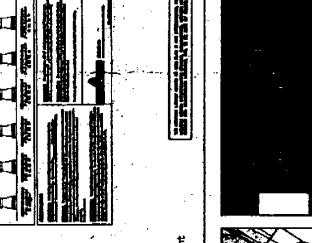
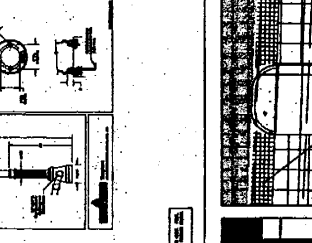
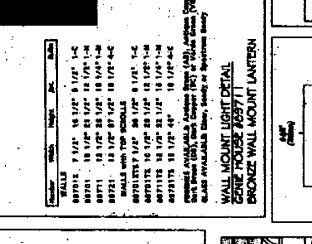
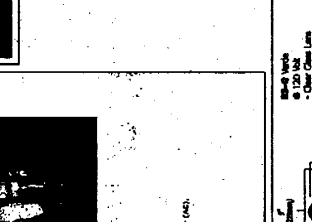
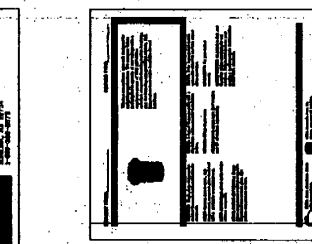
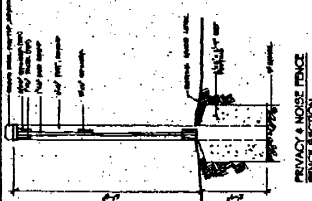
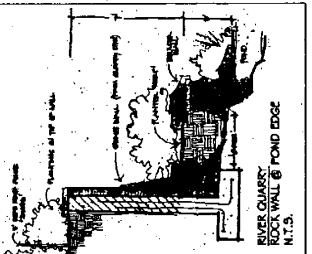
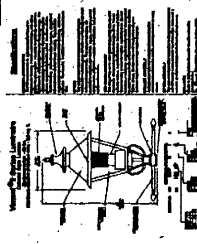
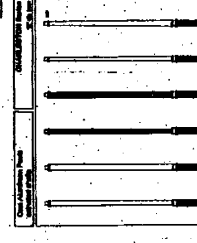
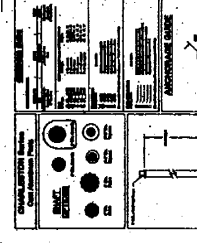
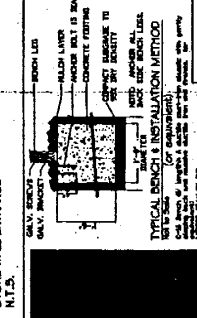
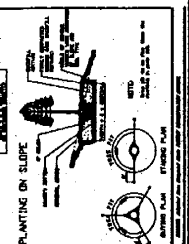
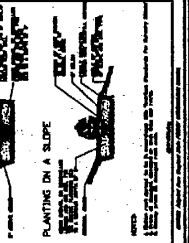
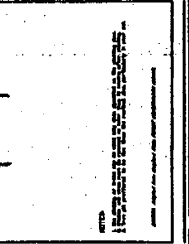
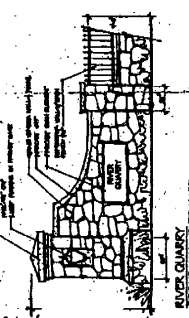
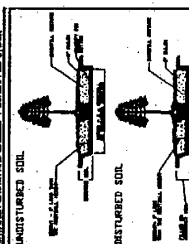
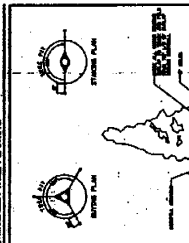
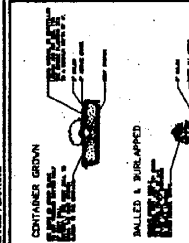
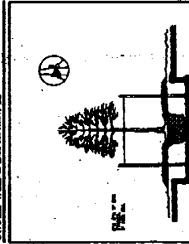
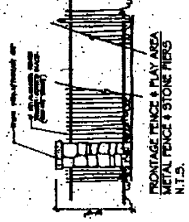
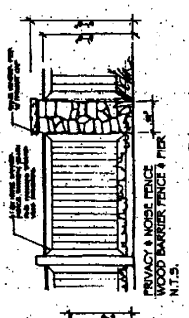
LANDSCAPE PLAN

CONTRACT PURCHASER:
 RIVER QUARRY, INC.
 1000 W. BALTIMORE AVENUE
 BALTIMORE, MARYLAND 21201
 CONTRACT NO. RQ-90-001

NO.	DATE	DESCRIPTION
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Landscape Notes:

1. All materials to be used in this project shall be of the highest quality and shall conform to the specifications of the American Society of Civil Engineers (ASCE) and the American Institute of Steel Construction (AISC).
 2. All materials shall be of the highest quality and shall conform to the specifications of the American Society of Civil Engineers (ASCE) and the American Institute of Steel Construction (AISC).
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 10. All materials shall be of the highest quality and shall conform to the specifications of the American Society of Civil Engineers (ASCE) and the American Institute of Steel Construction (AISC).



STREET LIGHT, POLE & BASE
 Pole to be Charleston decorative post - 12' height
 By: Halophane

INDIVIDUAL DRIVEWAY PAVING DETAIL
 1/4" = 10'

COURTYARD ENTRY PAVING DETAIL
 1/4" = 10'

UNDERWATER LIGHT
 HUGCO UWC 11004H
 12 VOLT; 100 WATT

SIDE WALKWAY PATH LIGHT
 COPPER FINISH; 12 VOLT; 27 WATT

WALL MOUNT LIGHT DETAIL
 BRONZE WALL MOUNT LANTERN

WALKWAY LIGHT
 HUGCO WLC 11004H
 12 VOLT; 100 WATT

UNDERWATER LIGHT
 HUGCO UWC 11004H
 12 VOLT; 100 WATT

WALKWAY LIGHT
 HUGCO WLC 11004H
 12 VOLT; 100 WATT

RODAPLES CONSULTING
 10000 Highway 100, Suite 100
 Columbia, MD 21046
 Phone: 410-326-7777
 Fax: 410-326-7778

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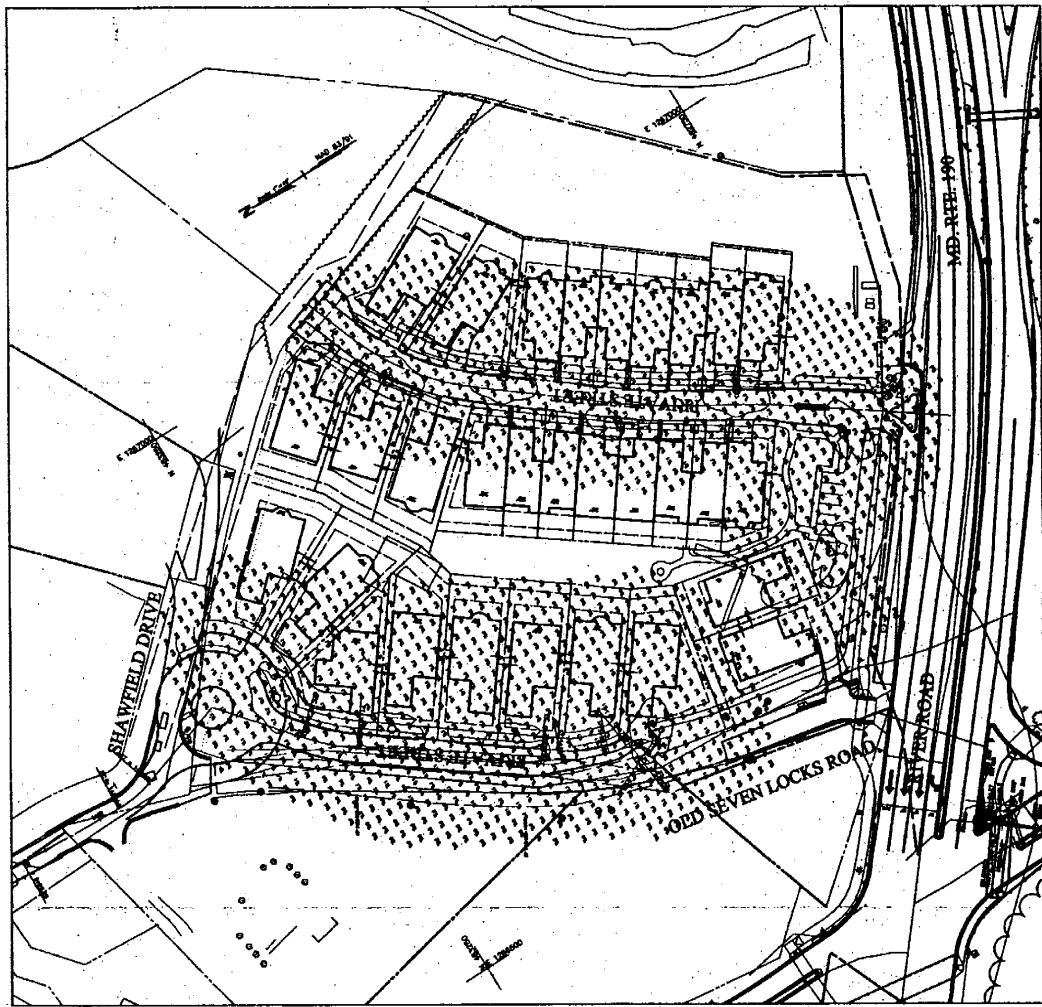
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 Fax: 410-326-7778

LANDSCAPE DETAILS

CONTRACT RELEASE:
 RIVER QUARRY, INC.
 10000 Highway 100, Suite 100
 Columbia, MD 21046
 LAURE, MARYLAND 20707
 CONTACT: MR. BILL LEWIS



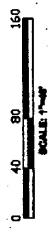
NOTES

1. All lighting fixture locations shown on this plan are based on the photometric data furnished by the manufacturer of the fixture. The manufacturer's data should be checked for accuracy and the manufacturer's data should be used in the design of the lighting system.

The lighting system shown on this plan is based on the manufacturer's data and is subject to change without notice. The manufacturer's data should be checked for accuracy and the manufacturer's data should be used in the design of the lighting system.

ITEM	QTY	UNIT	PRICE	TOTAL
...

DESCRIPTION	UNIT	QTY	PRICE	TOTAL
...



FOR MORE INFORMATION CONTACT THE DESIGNER AT THE FOLLOWING ADDRESS:

CALL "MISS UTILITY" AT

800-555-1234



RIVER QUARRY

POTOMAC ELECTRIC DISTRICT No. 10
MONTGOMERY COUNTY, MARYLAND

DATE: 11/20/06
DRAWN BY: JAMES L. JONES
CHECKED BY: JAMES L. JONES
PROJECT NO.: RQ-06-001

RELEASED FOR CONSTRUCTION
DATE: 11/20/06

ACOMET CONSULTING

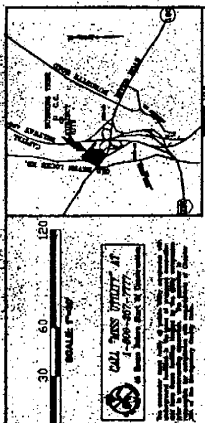
Advancing the value of land assets

11000 Rockville Pike
Suite 100
Rockville, MD 20850

LIGHTING PHOTOMETRIC PLAN

CONTRACT FABRICATOR:
RIVER QUARRY, INC.
14000 LAMAR CENTERWAY CENTER
LAUREL, MARYLAND 20707
PHONE: (301) 935-1110
CONTRACT NO.: RQ-06-001

NO.	DATE	DESCRIPTION	BY	CHKD.



NO.	DESCRIPTION	AMOUNT	PERCENT
1	FOREST SAVE	0.70	100%
2	SOIL AMENDMENTS	0.45	64%
3	AFFORESTATION	0.45	64%
4	TOPSOILING/FINAL LOD	0.45	64%
5	ROUGH GRADING LOD	0.45	64%
6	SLOPES LESS THAN 3%	0.45	64%
7	REMOVE INVASIVE SPECIES	0.45	64%
8	100 SF ROCK	0.45	64%
9	CAT. 1 EMBT.	0.45	64%
10	100 SF ROCK	0.45	64%
11	100 SF ROCK	0.45	64%
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EXHIBIT 11

CONTRACTOR'S CERTIFICATE

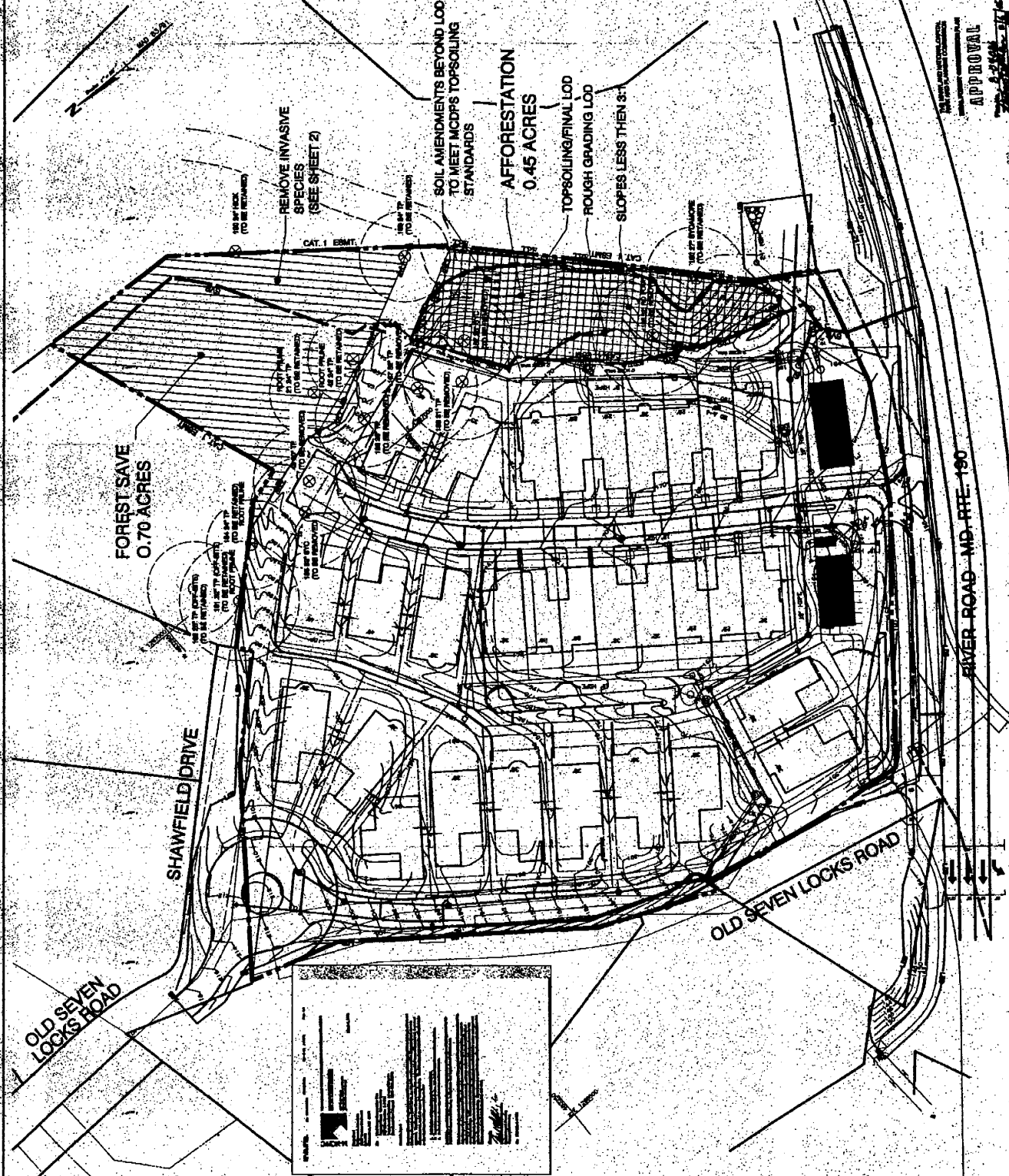
I hereby certify that the work was completed in accordance with the terms and conditions of the contract and that the work was done in accordance with the specifications and standards of the Maryland Department of the Environment and the Maryland Department of Transportation.

APPROVAL

 [Signature]

 [Signature]

NO.	DESCRIPTION	AMOUNT	PERCENT
1	FOREST SAVE	0.70	100%
2	SOIL AMENDMENTS	0.45	64%
3	AFFORESTATION	0.45	64%
4	TOPSOILING/FINAL LOD	0.45	64%
5	ROUGH GRADING LOD	0.45	64%
6	SLOPES LESS THAN 3%	0.45	64%
7	REMOVE INVASIVE SPECIES	0.45	64%
8	100 SF ROCK	0.45	64%
9	CAT. 1 EMBT.	0.45	64%
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49	100 SF ROCK	0.45	64%
50	100 SF ROCK	0.45	64%



CONTRACTOR'S CERTIFICATE

I hereby certify that the work was completed in accordance with the terms and conditions of the contract and that the work was done in accordance with the specifications and standards of the Maryland Department of the Environment and the Maryland Department of Transportation.

APPROVAL

 [Signature]

 [Signature]

FINAL FOREST CONSERVATION PLAN

CONTRACTOR:
 MDC QUARRY, INC.
 1470 BALTIMORE BLVD.
 LARSON, MARYLAND CITY
 CONTACT: MR. BILL LARSON

DATE: 08/27/2008

SCALE: 1" = 20'

PROJECT NO.: 08-000

SHEET NO.: 11 OF 12

ON-SITE REFORESTATION PLANT SCHEDULE - AREA 0.48 ACRES

COMMON NAME & QUANTITY	SIZE	QUANTITY	REMARKS
Red Spruce	1 1/2"	15	18 x 18 06
White Spruce	1 1/2"	15	18 x 18 06
White Birch	1 1/2"	15	18 x 18 06
Black Spruce	1 1/2"	15	18 x 18 06
White Birch	1 1/2"	15	18 x 18 06
Black Spruce	1 1/2"	15	18 x 18 06
White Birch	1 1/2"	15	18 x 18 06
Black Spruce	1 1/2"	15	18 x 18 06
White Birch	1 1/2"	15	18 x 18 06
Black Spruce	1 1/2"	15	18 x 18 06
White Birch	1 1/2"	15	18 x 18 06

GENERAL RECOMMENDATIONS

1. ALL PLANTINGS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

1. PLANTINGS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:
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10. PLANTINGS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

PREPARATION AND CONTROL OF CONESTOGA

1. THE CONESTOGA SHOULD BE PREPARED IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

2. THE CONESTOGA SHOULD BE PREPARED IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

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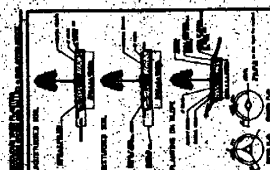
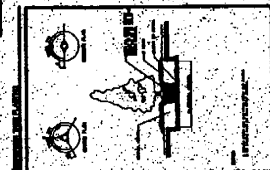
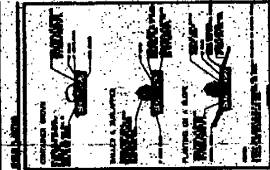
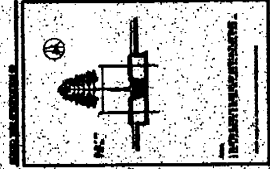
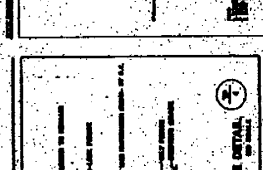
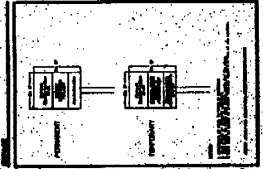
10. THE CONESTOGA SHOULD BE PREPARED IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

RECOMMENDATIONS FOR PLANTING OPERATIONS

1. THE PLANTING OPERATIONS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:
2. THE PLANTING OPERATIONS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:
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GENERAL NOTES

1. ALL PLANTINGS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:
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THE PLANTING OPERATIONS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

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PLANTING RECOMMENDATIONS

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9. ALL PLANTINGS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

10. ALL PLANTINGS SHOULD BE DONE IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS:

Qualified Professional Conditions

I, the undersigned, being duly licensed and qualified in the State of New York, do hereby certify that the above information is true and correct to the best of my knowledge and belief.

Signature: *[Signature]*
 Title: *[Title]*
 Date: *[Date]*



RENEE M. COOPER QUARRY
 12345 STATE ST.
 ALBANY, NY 12202

DATE	TIME	REMARKS

APPROVAL

DATE: *[Date]*

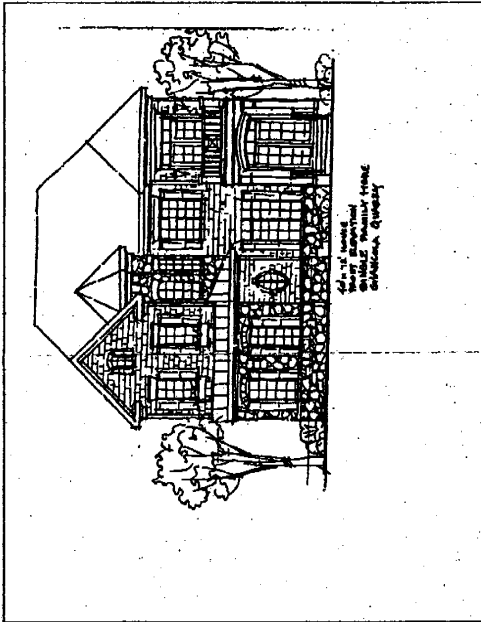


RENEE M. COOPER QUARRY
 12345 STATE ST.
 ALBANY, NY 12202

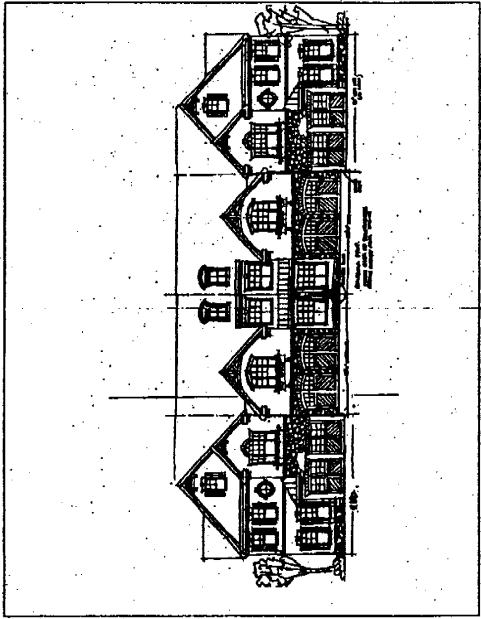
FINAL FOREST CONSERVATION PLAN

CONTRACT NUMBER: *[Number]*
 CLIENT: *[Client Name]*
 PROJECT: *[Project Name]*
 DATE: *[Date]*

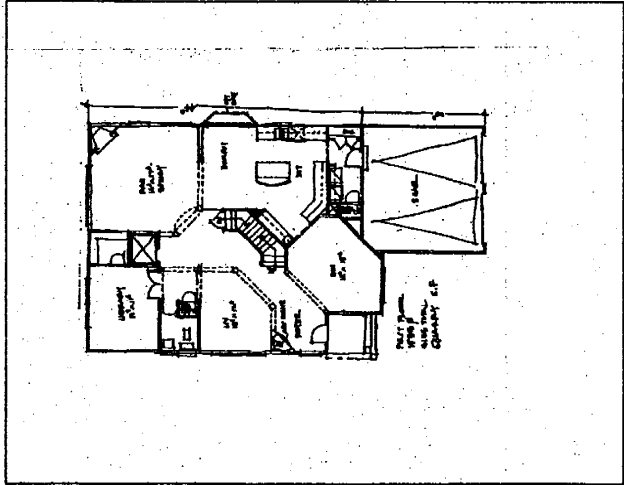
NO.	DESCRIPTION	DATE	BY	REVISION



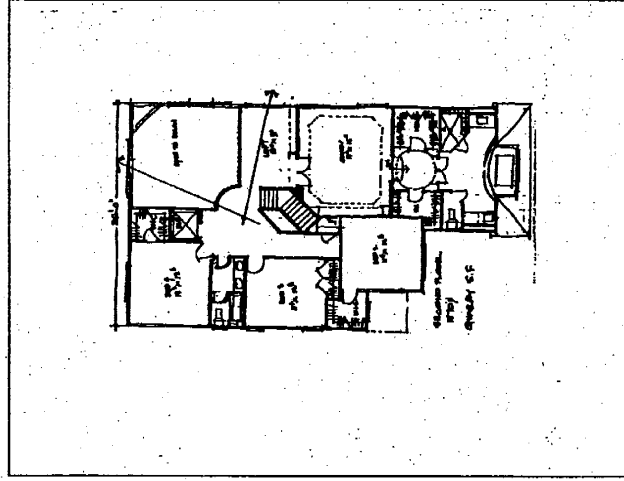
3rd Fl. Elevation
 3rd Fl. Elevation
 3rd Fl. Elevation
 3rd Fl. Elevation



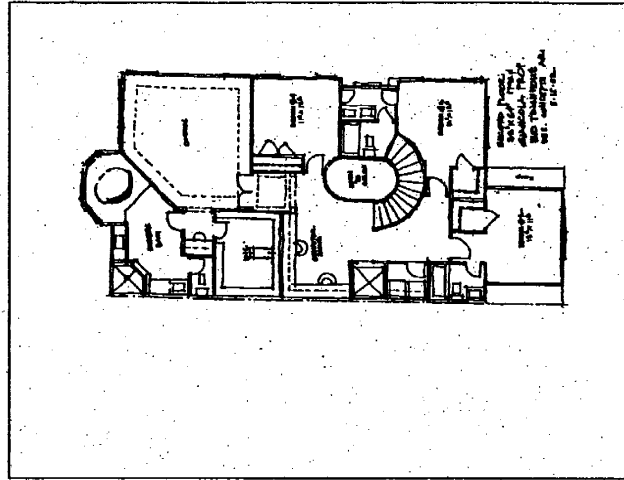
3rd Fl. Elevation
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 3rd Fl. Elevation



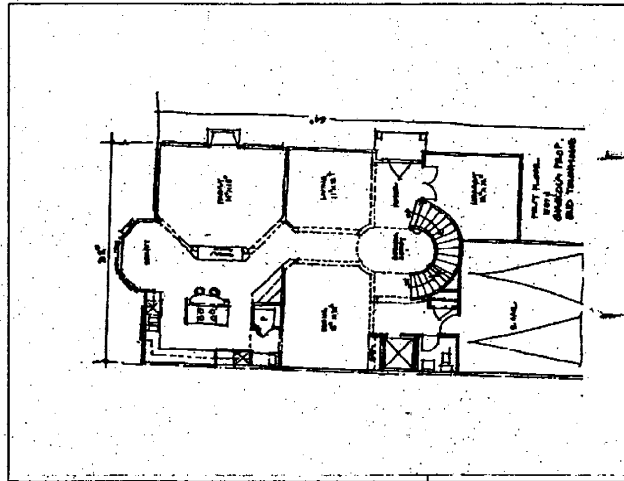
1st Fl. Plan
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1st Fl. Plan
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 1st Fl. Plan



1st Fl. Plan
 1st Fl. Plan
 1st Fl. Plan
 1st Fl. Plan



1st Fl. Plan
 1st Fl. Plan
 1st Fl. Plan
 1st Fl. Plan

CONTRACT PURCHASER:
 MARY CLAYTON, INC.
 LAUREL LAKES CORPORATE CENTER
 LAUREL, MARYLAND 20707
 PHONE: 301-603-1110
 CONTACT: MR. MATTHEW BERGDAN

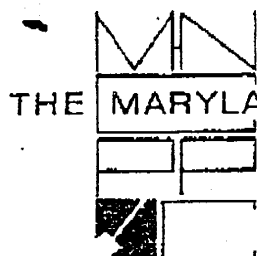
**ARCHITECTURAL
 DETAILS**

**CONCRETE
 CONSULTING**
 Providing the value of found plans

1st Fl. Plan
 1st Fl. Plan
 1st Fl. Plan
 1st Fl. Plan

RIVER QUARRY
 POTOMAC ELECTRIC SERVICE, INC.
 MONTGOMERY COUNTY, MARYLAND

DATE: AS NOTED
 BY: 7/14
 NO. 27 200
 27/06
 27/06



MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: July 27, 2004
SITE PLAN REVIEW: #8-04026
PROJECT: Giancola Quarry

Action: Approval subject to conditions. Motion was made by Commissioner Wellington, seconded by Commissioner Perdue, with a vote of 4-0, Commissioners Berlage, Perdue, Robinson, and Wellington voting for. Commissioner Bryant was necessarily absent.

The date of this written opinion is July 27, 2004 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 27, 2004 (which is thirty days from the date of this written opinion. If no administrative appeal is timely filed, this site plan shall remain valid for as long as Preliminary Plan #1-04021 is valid, as provided in Section 59-D-3.8. Once the property is recorded, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On July 22, 2004, Site Plan Review #8-04026 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 on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirements of the zone;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;*
5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

SP Opinion #8-04026

Therefore, the Montgomery County Planning Board APPROVES Site Plan 8-04026 for 15 one-family detached homes and 15 townhouses, including 18 Transfer Development Rights (TDRs) with the following conditions:

1. Transportation

- a. Total development under the subject site plan is limited to 30 dwelling units (15 townhouses and 15 one-family detached).
- b. The applicant shall provide the physical intersection improvement as shown on the approved site plan to accommodate safe passenger car U-turn movements from westbound on River Road at Seven Locks Road. This improvement shall be completed prior to occupancy of the second dwelling unit.
- c. The applicant shall construct one right-in right-out entrance driveway on River Road, and an eight-foot-wide shared use path (Class I bikeway) along River Road from the entrance driveway westward to Seven Locks Road as shown on the site plan, subject to State Highway Administration's review and approval.

2. Environmental Planning

The proposed development shall comply with all conditions for final forest conservation plan approval. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (DPS) issuance of sediment and erosion control permits.

- a. Compliance with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
- b. Record plat to reflect a Category I conservation easement over all areas of stream buffers and forest conservation.
- c. The applicant shall first obtain a building permit, issued by MCDPS, for excavation and fill placement. The construction, excavation and fill placement activities will be subject to special inspection/complex structures provisions of the building code.
- d. Certification from an acoustical engineer that the building shell for residential dwelling units to be constructed within the unmitigated 65 dBA Ldn noise contour, is designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn. The certification from the acoustical engineer shall be reviewed and approved by M-NCPPC Environmental Planning staff prior to issuance of building permits. Any changes to the building shell construction that may affect acoustical performance after issuance of building permit shall be approved by an acoustical engineer and Environmental Planning staff prior to their implementation.
- e. Applicant shall conduct an outdoor-to-indoor noise analysis of constructed units to ensure the 45 dBA Ldn interior noise level is achieved within the unmitigated 65 dBA Ldn contour. Copies of the noise analysis shall be submitted to Environmental Planning staff prior to occupancy of the residential units.
- f. For all residential dwelling units to be constructed within the 65 dBA Ldn unmitigated noise contour, the applicant/developer/builder shall disclose in writing to all prospective purchasers that those homes are impacted by existing and future highway noise. Such notification shall be accomplished by inclusion of this information in all sales contracts, on display within any sales related office(s), as well as in Homeowner Association Documents, and by inclusion on all subdivision and site plans.

3. Transfer Development Rights (TDRs)

Prior to recording of plat, the applicant shall provide verification that 18 TDRs have been acquired for the proposed development.

4. Department of Permitting Services

The proposed development is subject to Stormwater Management Concept approval conditions dated April 9, 2004.

5. Site Plan Enforcement Agreement

Submit a Site Plan Enforcement Agreement including Development Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:

Development Program to include a phasing schedule as follows:

- a. Street trees shall be planted as street construction is completed.
- b. Trees along the internal driveways shall be planted as the driveway is completed, but no later than six months after completion of the units adjacent to those driveways.
- c. The proposed bikeway, pedestrian pathways, recreation facilities, and landscaping around recreation facilities shall be completed prior to issuance of 26th building permit.
- d. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
- e. Coordination of each section of the development and roads.
- f. Phasing of stormwater management, sediment/erosion control, recreation, forestation, community paths, or other features.

6. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

7. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Limits of disturbance.
- b. Methods and locations of tree protection.
- c. Forest Conservation areas.
- d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- e. The development inspection schedule and Site Plan Opinion.
- f. TDR and recreation facility calculations.
- g. The intersection improvement on River Road at Seven Locks Road as required by M-NCPPC Transportation Planning staff.
- h. Provide street trees along the River Road frontage, subject to State Highway Administration approval.
- i. Show 20-foot minimum setback for rear yards, and 2-foot minimum deck setback for Lots 1 through 9 and 8-foot setback for Lots 10 through 30.
- j. Details of the proposed sidewalks, driveways, retaining walls, and brick piers.
- k. Correct property boundary of adjacent Parcel 610.
- l. Location of privacy fence.
- m. Detail and location of the fence around the proposed open play area.
- n. A routing plan for trucks to and from the subject site during the construction of the proposed development, which prohibits trucks from making U-turns at the intersection of River Road and Seven Locks Road

PLAT NO. 220061660

Plat 1 of 2

Glover Preserve, Lots 1 and 2 and Outlot A

Located on Eagles Court Ridge, 850 feet north of the intersection of Denit Estates Drive
2 lots

RC zone

Master Plan Area: Olney

Applicant: The Pretty Penny LLC

PLAT NO. 220061670

Plat 2 of 2

Glover Preserve, Lots 3 and 4

Located on Eagles Court Ridge, 850 feet north of the intersection of Denit Estates Drive
2 lots

RC zone

Master Plan Area: Olney

Applicant: The Pretty Penny LLC

These two plats were previously the subject of Preliminary Plan 120040890 (formerly 1-04089), Glover Property, approved by the Planning Board on June 20, 2005 for 4 lots and one parcel.

M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist have reviewed the record plat. Staff has determined that the plat complies with Preliminary Plan 120040890, as approved by the Planning Board; and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the preliminary plan and site plan.

RECORD PLAT REVIEW SHEET

Plan Name: Glover Property Plan Number: 120040890
 Plat Name: Glover Preserve Plat Number: 220.261660
 Plat Submission Date: 2/13/06
 DRD Plat Reviewer: PW/TA
 DRD Prelim Plan Reviewer: R Weaser

Initial DRD Review:

Signed Preliminary Plan - Date 4/28/05 Checked: Initial PW/RW Date 3/12/06
 Planning Board Opinion - Date 6/20/05 Checked: Initial PW Date 3/14/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note Child Lot note Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J Penn	2/21/06	3/10/06	3/23/06	
Research	Bobby Fleury			/	
SHA	Doug Mills			/	
PEPCO	Jose Washington			/	
Parks	Doug Powell			/	
DRD	Steve Smith			/	

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial PW Date 6/06/06
PW 6/06/06
PW 6/28/06

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

7/20 PW 7/20/06

Plat Reproduction:

Addressing:
 File Card Update:
 Final Zoning Book Check:
 Update Address Books with Plat #:
 Update Green Books for Resubdivision:
 Notify Engineer to Seal Plats:
 Engineer Seal Complete:
 Complete Reproduction:
 Sent to Courthouse for Recordation:

No. _____

RECORD PLAT REVIEW SHEET

Plan Name: Glover Property Plan Number: 120040890
 Plat Name: Glover Preserve Plat Number: 22 006 1670
 Plat Submission Date: 2/13/06
 DRD Plat Reviewer: PW/HA
 DRD Prelim Plan Reviewer: R Weason

Initial DRD Review:

Signed Preliminary Plan – Date 4/28/05 Checked: Initial PW/RW Date 3/12/06
 Planning Board Opinion – Date 6/20/05 Checked: Initial PW Date 3/14/06
 Site Plan Req'd for Development? Yes No Verified By: PW (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion – Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set – Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note Child Lot note Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	J Penn	2/21/06	3/10/06	3/23/06	
Research	Bobby Fleury	↓	↓	/	
SHA	Doug Mills	↓	↓	/	
PEPCO	Jose Washington	↓	↓	/	
Parks	Doug Powell	↓	↓	/	
DRD	Steve Smith	↓	↓	/	

Final DRD Review:

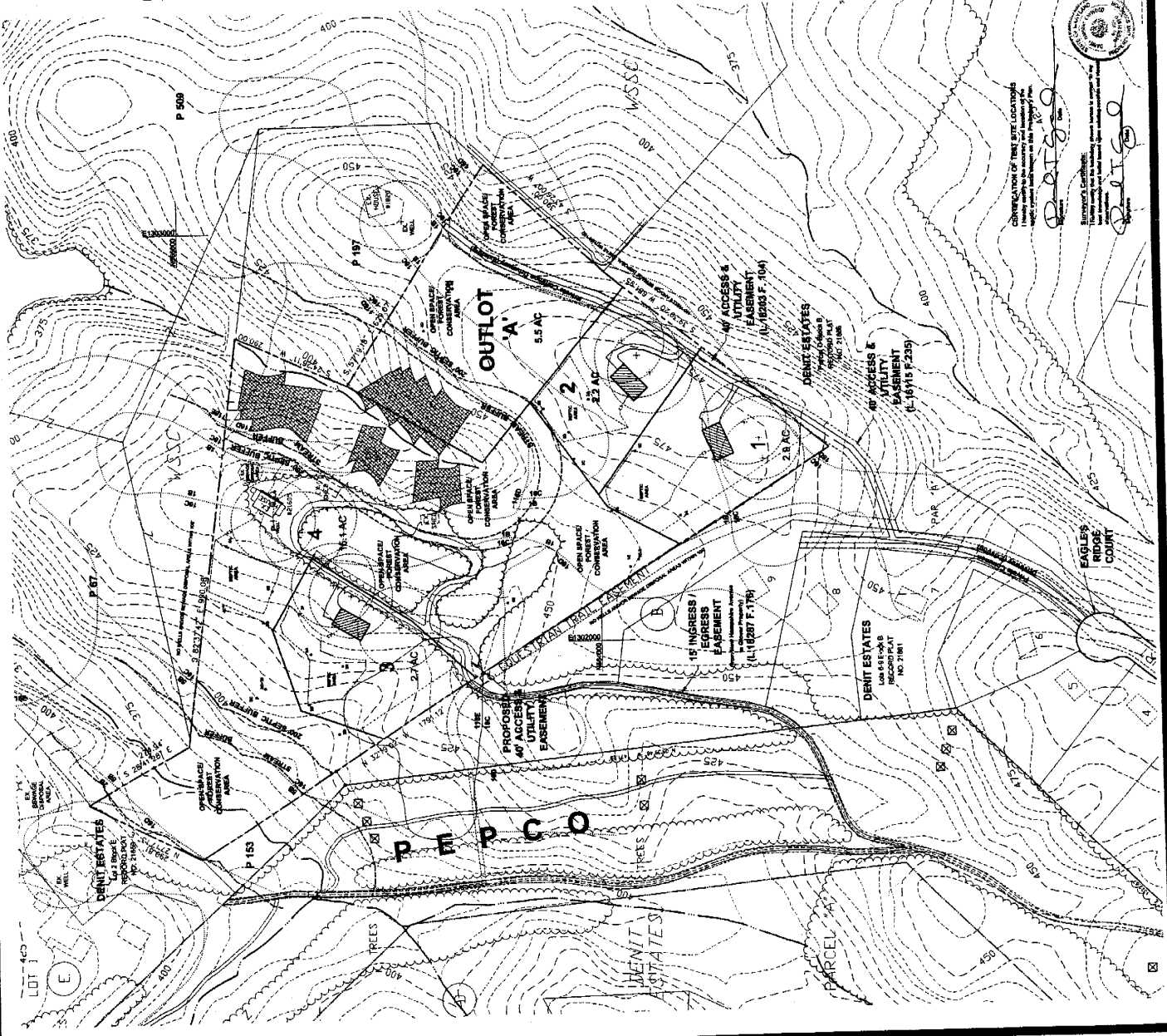
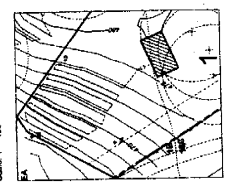
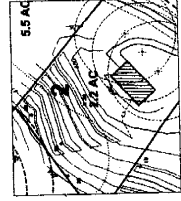
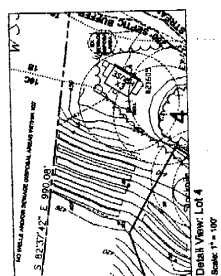
DRD Review Complete: PW 6/06/06
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): PW 6/06/06
 Final Mylar w/Mark-up & PDF Rec'd: PW 6/28/06
Board Approval of Plat:
 Plat Agenda: PW 7/20/06
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

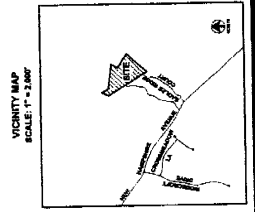
SEWAGE DISPOSAL SYSTEM - DESIGN DATA

Lot #	Area (Ac)	Population	Flow (GPD)	Flow (MGD)	Flow (MGD)	Flow (MGD)	Flow (MGD)
1	1.0	10	100	0.0001	0.0001	0.0001	0.0001
2	1.0	10	100	0.0001	0.0001	0.0001	0.0001
3	1.0	10	100	0.0001	0.0001	0.0001	0.0001
4	1.0	10	100	0.0001	0.0001	0.0001	0.0001
5	1.0	10	100	0.0001	0.0001	0.0001	0.0001
6	1.0	10	100	0.0001	0.0001	0.0001	0.0001
7	1.0	10	100	0.0001	0.0001	0.0001	0.0001
8	1.0	10	100	0.0001	0.0001	0.0001	0.0001
9	1.0	10	100	0.0001	0.0001	0.0001	0.0001
10	1.0	10	100	0.0001	0.0001	0.0001	0.0001
11	1.0	10	100	0.0001	0.0001	0.0001	0.0001
12	1.0	10	100	0.0001	0.0001	0.0001	0.0001
13	1.0	10	100	0.0001	0.0001	0.0001	0.0001
14	1.0	10	100	0.0001	0.0001	0.0001	0.0001
15	1.0	10	100	0.0001	0.0001	0.0001	0.0001
16	1.0	10	100	0.0001	0.0001	0.0001	0.0001
17	1.0	10	100	0.0001	0.0001	0.0001	0.0001
18	1.0	10	100	0.0001	0.0001	0.0001	0.0001
19	1.0	10	100	0.0001	0.0001	0.0001	0.0001
20	1.0	10	100	0.0001	0.0001	0.0001	0.0001
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22	1.0	10	100	0.0001	0.0001	0.0001	0.0001
23	1.0	10	100	0.0001	0.0001	0.0001	0.0001
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27	1.0	10	100	0.0001	0.0001	0.0001	0.0001
28	1.0	10	100	0.0001	0.0001	0.0001	0.0001
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35	1.0	10	100	0.0001	0.0001	0.0001	0.0001
36	1.0	10	100	0.0001	0.0001	0.0001	0.0001
37	1.0	10	100	0.0001	0.0001	0.0001	0.0001
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40	1.0	10	100	0.0001	0.0001	0.0001	0.0001
41	1.0	10	100	0.0001	0.0001	0.0001	0.0001
42	1.0	10	100	0.0001	0.0001	0.0001	0.0001
43	1.0	10	100	0.0001	0.0001	0.0001	0.0001
44	1.0	10	100	0.0001	0.0001	0.0001	0.0001
45	1.0	10	100	0.0001	0.0001	0.0001	0.0001
46	1.0	10	100	0.0001	0.0001	0.0001	0.0001
47	1.0	10	100	0.0001	0.0001	0.0001	0.0001
48	1.0	10	100	0.0001	0.0001	0.0001	0.0001
49	1.0	10	100	0.0001	0.0001	0.0001	0.0001
50	1.0	10	100	0.0001	0.0001	0.0001	0.0001

- NOTES:**
1. AREA OF PROPERTY - 38.3 AC
 2. EXISTING ZONING - RURAL CLUSTER (RC)
 3. NUMBER OF LOTS - 50
 4. METHOD OF DEVELOPMENT - CLUSTER
 5. WALKER FOR STREET FRONTAGE REQUIRED FOR ALL LOTS
 6. ACCESS TO EACH LOT
 7. OPEN SPACE REQUIRED FOR CLUSTER OPTION @ 8% = 3.1 AC
 8. MINIMUM LOT SIZE PERMITTED - 0.2 AC
 9. LOTS TO BE SERVED BY SEWAGE TREATMENT PLANT AND SEWAGE DISPOSAL SYSTEMS
 10. EXISTING SEWER AND WATER SERVICE DATE: 1984, 1984
 11. LOCATED IN P&E DRAWING (SEE 194)
 12. PROPOSED - 37' TYPICAL (1" = 80')
 13. PROPERTY LOCATED ON TAX MAP JY122, VESIC GRID SHEET 2240002
 14. UTILITY SERVICES PROVIDED BY: VERIDON, PEPCO & WASHINGTON GAS & LIGHT



Approved by the Montgomery County Planning Board on 05/10/04
 Approved by the Montgomery County Board of Commissioners on 05/10/04
 Approved by the Montgomery County Board of Public Works on 05/10/04
 Approved by the Montgomery County Board of Health on 05/10/04
 Approved by the Montgomery County Board of Education on 05/10/04
 Approved by the Montgomery County Board of Economic Development on 05/10/04
 Approved by the Montgomery County Board of Parks and Recreation on 05/10/04
 Approved by the Montgomery County Board of Public Safety on 05/10/04
 Approved by the Montgomery County Board of Social Services on 05/10/04
 Approved by the Montgomery County Board of Transportation on 05/10/04
 Approved by the Montgomery County Board of Veterans Affairs on 05/10/04
 Approved by the Montgomery County Board of Workforce Development on 05/10/04
 Approved by the Montgomery County Board of Youth Services on 05/10/04



PREPARED FOR:
 THE PRETTY BEAN, LLC
 100 ANITA GREENSTONE
 BROOMFIELD, MD 20833
 301-774-2828

CONVEYANCE OF THIS SITE LOCATIONS
 TO THE MOUNTAIN VIEW DEVELOPMENT
 IS SUBJECT TO THE RECORDATION OF THE
 DEEDS AND PLATS REFERENCED HEREIN.
 THE MOUNTAIN VIEW DEVELOPMENT
 IS A SUBDIVISION OF THE GLOVER PROPERTY
 IN MONTGOMERY COUNTY, MARYLAND.
 THE MOUNTAIN VIEW DEVELOPMENT
 IS A SUBDIVISION OF THE GLOVER PROPERTY
 IN MONTGOMERY COUNTY, MARYLAND.
 THE MOUNTAIN VIEW DEVELOPMENT
 IS A SUBDIVISION OF THE GLOVER PROPERTY
 IN MONTGOMERY COUNTY, MARYLAND.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JUN 20 2005

Date Mailed:

Action: Approved Staff
Recommendation

Motion of Commissioner Bryant,
seconded by Commissioner Perdue,
with a vote of 5-0;
Chairman Berlage and Commissioners
Bryant, Perdue, Robinson and
Wellington voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-04089
NAME OF PLAN: Glover Property

The date of this written opinion is JUN 20 2005 (which is the date that this opinion is mailed to all parties of record). 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).

INTRODUCTION

On 11/10/03, the applicant, The Pretty Penny, LLC ("Applicant"), submitted an application for the approval of a preliminary plan of subdivision of property in the Rural Cluster ("RC") zone. The application proposed to create 4 lots on 28.5 acres of land located at the north side of Eagle Ridge Court, approximately 1,000 feet northeast of the intersection of New Hampshire Avenue (MD 650) in the Olney Master Plan area ("Subject Property"). The application was designated Preliminary Plan 1-04089 ("Preliminary Plan"). On 04/28/05, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

SITE DESCRIPTION

The Subject Property, identified as Parcel 340 on Tax Map JV 22, contains 28.5 acres and is zoned Rural Cluster (RC). The site is currently wooded and includes an existing one-family structure. The Denit Estates (Brookeville Crossing) subdivision has been developed around much of the property. The property is land-locked with no direct frontage on a public right-of-way. Two driveways currently provide access to the site: one from New Hampshire Avenue (MD 650) and the other from the northern terminus of Eagles Ridge Court to the south.

A stream bisects the site and flows to the Triadelphia Reservoir. The property lies within the Patuxent watershed and is subject to the Patuxent Primary Management Area restrictions on imperviousness and septic setbacks. The site is identified as a Class II Legacy Open space property.

PROJECT DESCRIPTION

The Applicant proposes to subdivide the Subject Property into four residential lots that will accommodate the existing house and three new, one-family dwellings. A separate outlot is also being created. The outlot will be encumbered with a forest conservation easement as it is part of the open space required for the project. The outlot may be conveyed to the adjacent property owner. Applications using the optional method of development in the RC zone must provide 60% of the site in open space. The open space can be preserved by means of forest conservation easements and/or open space easements. The open space requirement for this project is 17.1 acres, which is satisfied by the Applicant's proposed Preliminary Plan.

Since the Subject Property is currently land locked and no alternative exists to extend a public right-of-way, the Planning Board is being asked to approve four lots without frontage. The Board has the authority to approve not more than two lots on a private driveway with a proper showing that the driveway 1) is adequate to serve emergency vehicles and install public utilities; 2) is accessible for other public services;

and 3) is not detrimental to future subdivisions. For this application, there are two, 12-14 foot wide private driveways proposed to provide access to the Subject Property. The Applicant requests two lots without frontage on each of the two private driveways.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan with conditions. The proposed four lots meet the dimensional requirements of the RC zone. The open space as shown on the plan meets the 60% open space requirement under the RC optional method. The Montgomery County Department of Permitting Services has approved the required septic systems for the site. The Subject Property has an approved preliminary forest conservation plan; all forest conservation requirements will be met on-site.

With respect to the approval of lots without frontage, the Preliminary Plan was forwarded to the Montgomery County Department of Fire and Rescue Services ("Department of Fire and Rescue") as part of the normal Development Review Committee process. The Department of Fire and Rescue did not raise any objections to the plan as shown. Public utilities can be accommodated and will be placed within the public utility easements as shown on the plan. Future subdivisions will not be hindered by the use of these private driveways because all remaining property to the north is owned by WSSC as conservation land around the reservoir and, as such, needs no vehicular access. The Planning Board has approved similar requests in situations where there are land-locked properties and not more than two lots without frontage can be served on separate private driveways. Staff found that a proper showing has been made for adequacy of emergency vehicle service, the provision of utilities and that the use of the private driveways will not hinder future subdivisions.

As mentioned, this property is identified as a Class II Legacy Open Space (LOS) property. Staff reviewed this plan to determine if the plan adequately protected the open space elements that were found to merit the designation. Staff found that the open space shown on the plan did preserve the key natural features identified in the LOS plan.

Staff concluded that the Preliminary Plan conforms to the zoning and land use recommendations of the Olney Master Plan and to all applicable requirements of the Subdivision Regulations and Zoning Ordinance. As such, Staff recommended approval in the Staff Report of the Preliminary Plan, subject to conditions.

PLANNING BOARD HEARING

Staff described the Subject Property and its location as well as the proposed development. Staff noted that the Applicant lives on an adjacent property just north of the site. Staff explained the basis for approval of four lots without frontage on a roadway