

# A. Plan and Drawings

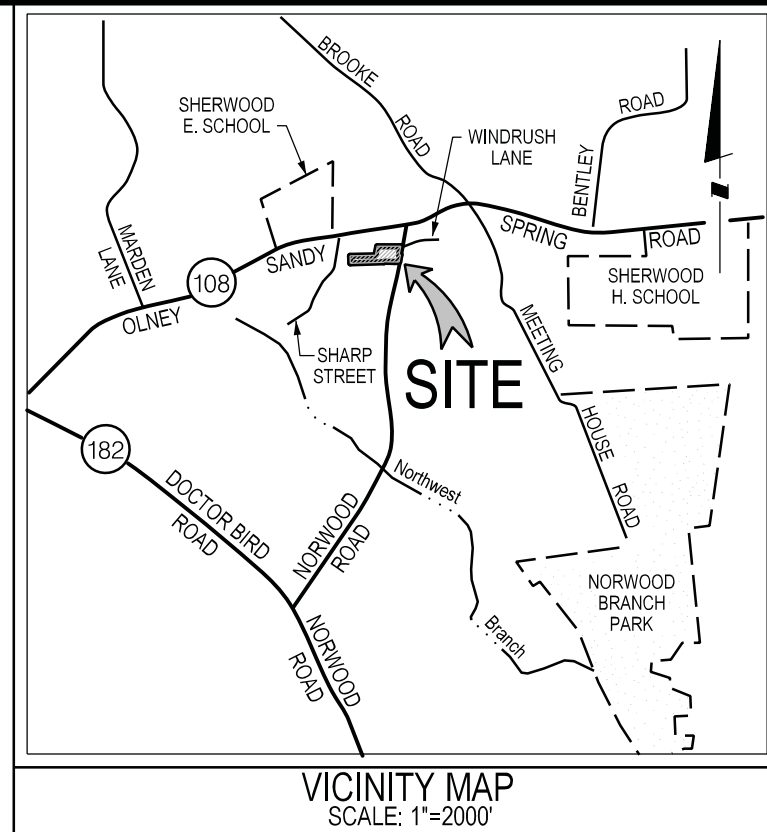
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# NORWOOD HOUSE

## CONDITIONAL USE SITE PLAN

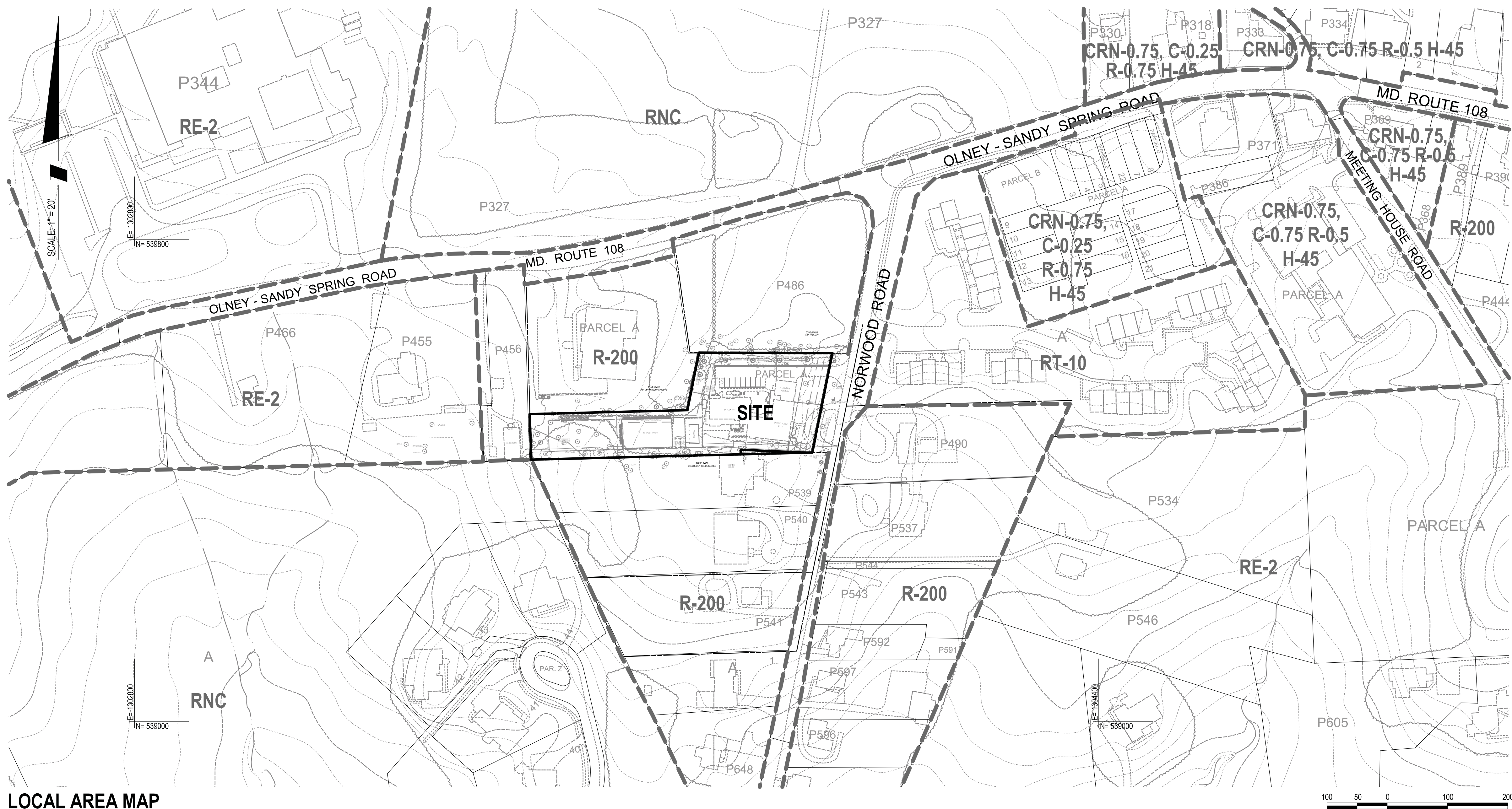
### PARCEL A AND OUTLOT A



#### GENERAL NOTES

- TOTAL TRACT AREA: 61,318SF OR 1.41 ACRES.
- 40' ROW DEDICATION PER PLAT NO. 23975.
- EXISTING ZONE: R-200
- OVERLAY ZONE: SANDY SPRING/ASHTON RURAL VILLAGE.
- BOUNDARY INFORMATION BY SOLTESZ, INC. - OCTOBER, 2006.
- EXISTING 2' CONTOUR INTERVAL TOPOGRAPHY PREPARED BY SOLTESZ, INC. - JULY, 2005 AND SUPPLEMENTED WITH TOPOGRAPHY BY SOLTESZ, INC. - OCTOBER, 2019.
- THE SUBJECT PROPERTY IS LOCATED WITHIN WSSC GRID 223 NW 2, AND 224 NW 1.
- EXISTING WATER AND SEWER SERVICE CATEGORIES: W1 / S1.
- THIS PROJECT LIES WITHIN THE SANDY SPRING / ASHTON MASTER PLAN AREA.
- THERE ARE NO FLOODPLAINS EXISTING ON SITE.
- THERE ARE NO HISTORIC FEATURES EXISTING ON OR ADJACENT TO THE SUBJECT PROPERTY.
- THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES ON THIS PROPERTY.
- SOIL TYPES 2B AND 5A ARE PRESENT ON THE SUBJECT PROPERTY, ACCORDING TO THE US SOIL SURVEY MONTGOMERY COUNTY, OCTOBER 2019.
- THE PROPERTY IS SERVED BY PEPCO, WASHINGTON GAS, AND VERIZON.

#### 8TH (OLNEY) ELECTION, DISTRICT MONTGOMERY COUNTY, MARYLAND



LOCAL AREA MAP

DEVELOPMENT STANDARDS (Section 59.4.4.7)	Required/Allowed Zoning Ordinance Development Standards	Proposed CU
<b>Existing Zoning</b>	R-200 / Sandy Spring Ashton Rural Village Overlay Zone (SSA)	R-200 / Sandy Spring Ashton Rural Village Overlay Zone (SSA)
<b>Site Area:</b>		
Gross Tract Area:	20,000 sf	61,318 sf or 1.4077 ac
Previous R/W Dedication:		5,362 sf or 0.1231 ac
Net Tract Area:		55,956 sf or 1.2846 ac
<b>Use:</b>	Residential Care Facility (9-16 p.)	Residential Care Facility (9-16 p.)
<b>1. Lot and Density: (4.4.7.1)</b>		
Min. Lot Area (based on Gross Tract Area)	20,000 sf	61,318 sf
Min Lot Width at front building line	100 ft	168 ft
Min. Lot Width at Front lot line	25 ft	168 ft
Density (max)	2.18 du/ac	N/A
Coverage (max) (based on Net Lot Area)	25%	9,065 sf or 16.2%
<b>2. Placement (4.4.7.2)</b>		
<b>Principal Building Setbacks 4.4.7.2</b>		
Front Setback	40 ft min	71 ft
Side Street Setback, abutting lot fronts on the side street and is in a Residential Detached zone	40 ft min	N/A
Side Street Setback, abutting lot does not front on the side street or is not in a Residential Detached zone	40 ft min	N/A
Side Setback	12 ft min	17 ft
Sum of Side Setbacks	25 ft min	62 ft
Rear Setback	30 ft min	31 ft
<b>Accessory Structure Setbacks (min)</b>		
Front Setback	65 ft	182.6'
Side Street Setback, abutting lot fronts on the side street and is in a Residential Detached zone	40' ft	NA
Side Street Setback, abutting lot does not front on the side street or is not in a Residential Detached zone	15 ft	N/A
Side Setback	12 ft	13.0'
Rear Setback on a corner lot where abutting lot fronts on the side street and is in a Residential Detached zone	12 ft	N/A
Rear setback if not otherwise addressed	7 ft	151.7'
a. In addition to the front setback minimum, any accessory structure must be located behind the rear building line of the principal building.	N/A	N/A
b. The maximum footprint of an accessory building on a lot where the main building is a detached house is 50% of the footprint of the main building or 600 square feet, whichever is greater. Buildings for an agricultural use are exempt from this size restriction.	N/A	N/A
c. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.	N/A	N/A
<b>3. Height (4.4.7.3)</b>		
Principal Building	50 ft	35 ft
If lot is > 40,000 sf	35 - 40 ft (SSA)	32.17 ft
Compatible with surrounding neighborhood (59.3.3.2.E.2(b))		
<b>4. Form (4.4.7.4)</b>		
<b>Allowed Building Elements</b>		
Gallery/Awning	n/a	n/a
Porch/Stoop	yes	yes
Balcony	yes	n/a
<b>Parking (59.6.2.4.B)</b>		
<b>Residential Care Facility (9-16 residents)</b>		
Residents @ 0.25 space/resident (16 residents)	4	
Employees @ 0.50 space/employee (2 employees)	1	
<b>Total spaces required</b>	5	9
Standard	4	8
ADA Accessible (Van)	1	1
<b>Residence</b>		
2 spaces per dwelling unit	2	3 garage
<b>Parking Setbacks (59.6.2.5.K.2)</b>		
Rear (same as for SFD)	30 ft	30 ft
Side (2x min side for SFD)	24 ft	23.3'
<b>Bicycle Parking (59.6.2.4.C)</b>		
<b>Residential Care Facility (9-16 residents)</b>		
(Only Req'd for 20+ residents @ 0.25/dwelling unit)	0	5

LEGEND	
	EXISTING TREE LINE
	EXISTING CONTOURS
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	ZONING BOUNDARY

#### OWNER/ DEVELOPER/ APPLICANT

REDLY CAPITAL INVESTMENTS AND HOLDING CORP.  
C/O SHANRONG LI  
9812 TIBRON COURT  
POTOMAC, MARYLAND 20854  
(301) 800-9275

#### ENGINEER/ LANDSCAPE ARCHITECT

SOLTESZ, INC.  
2 RESEARCH PLACE, SUITE 100  
ROCKVILLE, MD 20850  
TELEPHONE: (301) 948-2750  
FAX: (301) 948-9067

#### ATTORNEY

MILLER, MILLER & CANBY ATTORNEYS AT LAW  
200-B MONROE STREET  
ROCKVILLE, MARYLAND 20850  
TELEPHONE: (301) 762-5212  
FAX: (301) 762-6044

#### SHEET INDEX

SITE PLAN	COVER SHEET
SHEET 1	APPROVAL SHEET
SHEET 2	EXISTING CONDITIONS PLAN
SHEET 3	SITE PLAN
SHEET 4	
LANDSCAPE AND LIGHTING PLAN	LANDSCAPE PLAN AND LIGHTING PLAN
SHEET 1	LANDSCAPE PLAN DETAILS
SHEET 2	
SHEET 3	LIGHTING, PHOTOMETRIC PLAN AND DETAILS

#### DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. CU-20-06, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Redly Capital Investments and Holding Corp. Shannong Li  
Address: 9812 Tibron Court, Potomac, Maryland 20854  
Phone: (301) 800-9275  
Signature: \_\_\_\_\_



Rockville Office  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

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MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-251-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
REDLY CAPITAL INVESTMENTS AND HOLDING CORP. C/O SHANRONG LI 9812 TIBRON COURT POTOMAC, MARYLAND 20854 (301) 800-9275 ATTN: SHANRONG LI

MAP	GRID
TAX MAP JT 32	A8
WSSC 200' SHEET 223 NW 2 224 NW 1	
SITE DATUM HORIZONTAL: VERTICAL:	
ZONING CATEGORY: R-200	MASTER PLAN: SANDY SPRING/ ASHTON
	WATERSHED: NORTHWEST BRANCH



COVER SHEET
CONDITIONAL USE SITE PLAN NORWOOD HOUSE PARCEL A AND OUTLOT A
8TH (OLNEY) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
PROJECT NO. 3870-00-00

SHEET	1
OF	4

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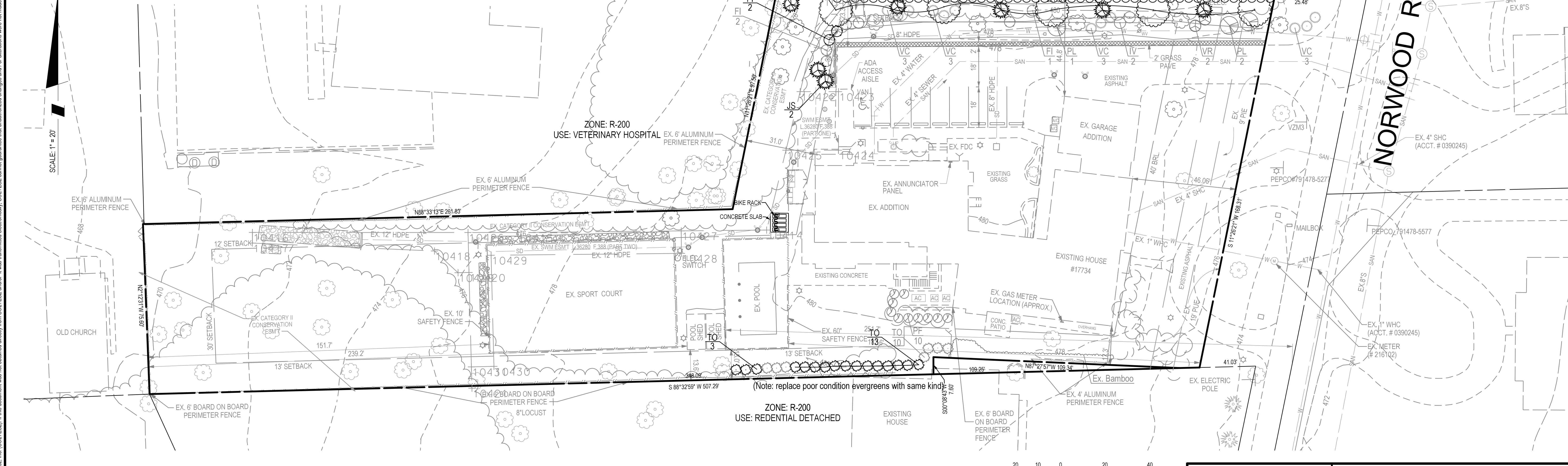


PLANNING DEPARTMENT USE ONLY (E-PLANS)

EXISTING PLANT SCHEDULE							
Sym.	Qty.	Key	Botanical Name	Common Name	Type	Size	Mature Growth (without shearing)
<b>Trees</b>							
3	AR		<i>Acer rubrum</i> 'Autumn Blaze'	Autumn Blaze Maple	B&B	16' ht	Dense, Full 50-70' tall x 30-50' wide
3	AO		<i>Acer rubrum</i> 'October Glory'	October Glory Maple	B&B	16' ht	Dense, Full 50-70' tall x 30-50' wide
20	TO		<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	B&B	6' ht	Dense, Full to the Ground 15' tall x 3-4' wide
<b>Shrubs</b>							
6	FI		<i>Forsythia x intermedia</i> 'Kolgold'	Magical™ Gold Forsythia	CONT	4' ht	Dense, Full 5' tall x 4' wide
2	IV		<i>Ilex verticillata</i> 'Maryland Beauty'	Maryland Beauty Winterberry	CONT	4' ht	Dense, Full 4-6' tall and wide
10	PF		<i>Photinia x fraseri</i>	Fraser photinia	CONT	5' ht	Dense, Full 10' tall x 8' wide
3	PL		<i>Prunus laurocerasus</i>	English Laurel	CONT	3' ht	Dense, Full 12' tall x 8' wide
15	VC		<i>Viburnum carcephalum</i> 'Cayuga'	Cayuga Viburnum	CONT	4' ht	Dense, Full 4-6' tall and wide
2	VR		<i>Viburnum x rhytidophylloides</i>	Lantanaphyllum Viburnum	CONT	6' ht	Dense, Full 8-10' tall and wide
<b>NOTES:</b>							
1. Water all plants regularly during the first growing season to establish a deep, extensive, root system. Also water all plants weekly or more in extreme heat.							
2. Feed shrubs with a general purpose fertilizer before new growth begins in spring for optimal growth. If a formal appearance is desired, shear shrubs annually after flowering.							
3. Availability of plant materials subject to market availability. Substitutes subject to approval by landscape architect.							

PROPOSED PLANT SCHEDULE							
Sym.	Qty.	Key	Botanical Name	Common Name	Type	Size	Mature Growth (without shearing)
<b>Trees</b>							
5	CC		<i>Cercis canadensis</i>	Eastern Redbud	B&B	10' HT	Full, Well Balanced 20-30' tall x 25-35' wide
7	JS		<i>Juniperus scopulorum</i> 'Moonglow'	Moonglow Juniper	B&B	5' HT	Dense, Full 10-20' tall x 10-15' wide
16	TO		<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	B&B	6' HT	Dense, Full to the Ground 15' tall x 3-4' wide
<b>Shrubs</b>							
49	IM		<i>Ilex x meserveae</i> 'China Girl'	China Girl Meserve Holly	CONT	4' HT	Dense, Full 6' tall x 4' wide (maintained as hedge)
2	FI		<i>Forsythia x intermedia</i> 'Kolgold'	Magical™ Gold Forsythia	CONT	30' HT	Dense, Full 5' tall x 4' wide
<b>NOTES:</b>							
1. Water all plants regularly during the first growing season to establish a deep, extensive, root system. Also water all plants weekly or more in extreme heat.							
2. Feed shrubs with a general purpose fertilizer before new growth begins in spring for optimal growth. If a formal appearance is desired, shear shrubs annually after flowering.							
3. Availability of plant materials subject to market availability. Substitutes subject to approval by landscape architect.							

Section 59-6.5 Screening Requirements (Section 59-6.5)		
Section 5.3.A.4 Screening is not required between a lot line and the subject structure or use if the structure or use is separated from the lot line by a surface parking lot. Instead, landscaping must be provided under Section 6.2.9.		
Section 59-6.2.9 Parking Lot Requirements for Conditional Uses Requiring 5 to 9 Spaces (Section 59-6.2.9.B)		
Abutting zone	Required	Provided
If a property with a conditional use requiring 5 to 9 parking spaces is abutting Agricultural, Rural Residential, or Residential Detached zoned property that is vacant or improved with an agricultural or residential use, the parking lot must have a perimeter planting area that:	R-200 (Subject property R-200)	
1. satisfies the minimum specified parking setback under Article 59-4 or, if not specified, is a minimum of 8 feet wide;	12' Side Setback	23'
2. contains a hedge, fence, or wall a minimum of 4 feet high; and	Minimum of 4 feet high	China Girl Holly hedge (6')
3. has a minimum of 1 understory or evergreen tree planted every 30 feet on center.	Minimum 1 understory or evergreen tree planted every 30' on-center	Alternating Eastern Redbud and Moonglow Juniper planted 30' on-center



**SOLTESZ, INC.**

Engineering  
Surveying  
Planning  
Environmental Sciences

Rockville Office  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067

www.soltesz.com

REVISIONS		DATE		BY	
1	REVISION PER STAFF COMMENTS: ADD BIKE RACK, LANDSCAPE & LIGHTING REVISIONS/NOTES	JLP	08/19/20		
2					
3					
4					
5					
6					
7					
8					
9					
10					

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES ORIGINALLY BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN (OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER/DEVELOPER/APPLICANT**

REDY CAPITAL INVESTMENTS AND HOLDING CORP.  
C/O SHANRONG LI  
9812 TIBRON COURT  
POTOMAC, MARYLAND 20854  
(301) 500-9275

ATTN: SHANRONG LI

TAX MAP		ZONING CATEGORY	
JT 32		R-200	
WBC 200 SHEET		MASTER PLAN:	
223 NW 2		SANDY SPRING/	
224 NW 1		ASHTON	
SITE DATUM		WATERED	
HORIZONTAL:		NORTHWEST	
VERTICAL:		BRANCH	

**Daniel H. Park**

DESIGNED

20.08.26

04:00'

**LANDSCAPE AND LIGHTING PLAN**

**CONDITIONAL USE SITE PLAN**

**NORWOOD HOUSE**

**PARCEL A AND OUTLOT A**

8TH (OLNEY) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

**LEGEND**

- BOUNDARY LINE
- EXISTING TOPOGRAPHY
- EXISTING TREELINE
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING

**DEVELOPER'S CERTIFICATE**

The undersigned agrees to execute all the features of the Site Plan Approval No. 20-26-06, including Approval Conditions, Development Program, and Certified Site Plan.

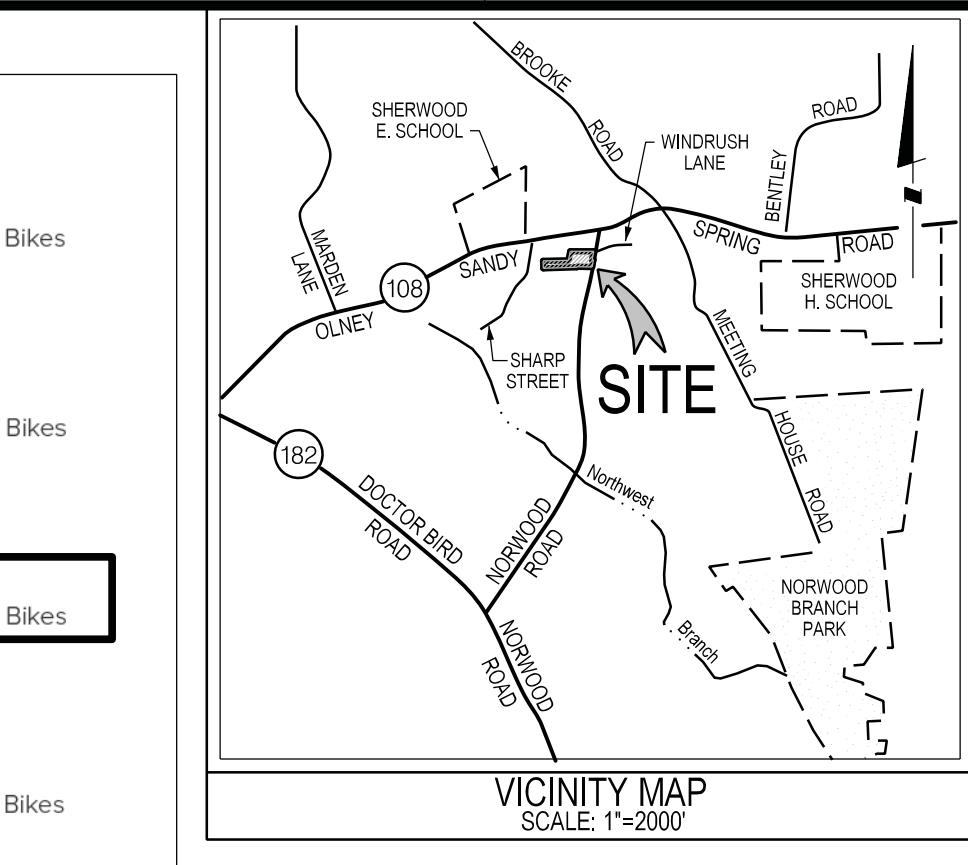
Developer's Name: Redy Capital Investments and Holding Corp. Contact Person: Shanrong Li

Address: 9812 Tibron Court, Potomac, Maryland 20854

Phone: (301) 500-9275

Signature: \_\_\_\_\_

**PROJECT NO.** 3970-00-00



**BIKE RACK DETAIL**

THE PARK CATALOG TILTED WAVE RACK  
90" BIKE RACK, SURFACE MOUNT #509-2127  
\*OR APPROVED EQUAL

**Sheds USA Inc. - Home Depot specs**

Delivered - Built - Guaranteed

**8x16' POOL EQUIPMENT SHEDS**

Options may not be available for all sheds. Call your Distributor or Sheds USA for more information.

Version: 6/12/06

**LOWE'S**

Printed on 09/27/2010 at 1:57 PM

Please, promotions, styles, and availability may vary. Our best prices do not include delivery, pickup and handling of products and services are subject to change without notice. Errors will be corrected when discovered and user's approval of the site to make any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Oldcastle 12" Tan Castle Wall

Item # 10201 | Model # 11080211

\*\*\*SEE US\*\*\*

12" Tan Castle Wall

- Traditional, classic look
- Stack to match with segment for easy installation
- Easily creates straight and curved walls
- Ideal for small retaining walls, raised flower beds, garden walls

Retaining Wall Material	Concrete	Height Limitations	ft.
Color / Finish	Tan	Weight (lb.)	25.0
Length (inches)	114	Width (inches)	11.4
Width (inches)	6.0	Model Required	No
Height (inches)	4.0		

SHEET INDEX	
SHEET 1	LANDSCAPE AND LIGHTING PLAN
SHEET 2	LANDSCAPE NOTES AND DETAILS
SHEET 3	EXISTING PHOTOMETRIC PLAN AND DETAILS

LEGEND	
---	BOUNDARY LINE
---	EXISTING TOPOGRAPHY
---	EXISTING TREELINE
---	EXISTING LANDSCAPING
---	PROPOSED LANDSCAPING

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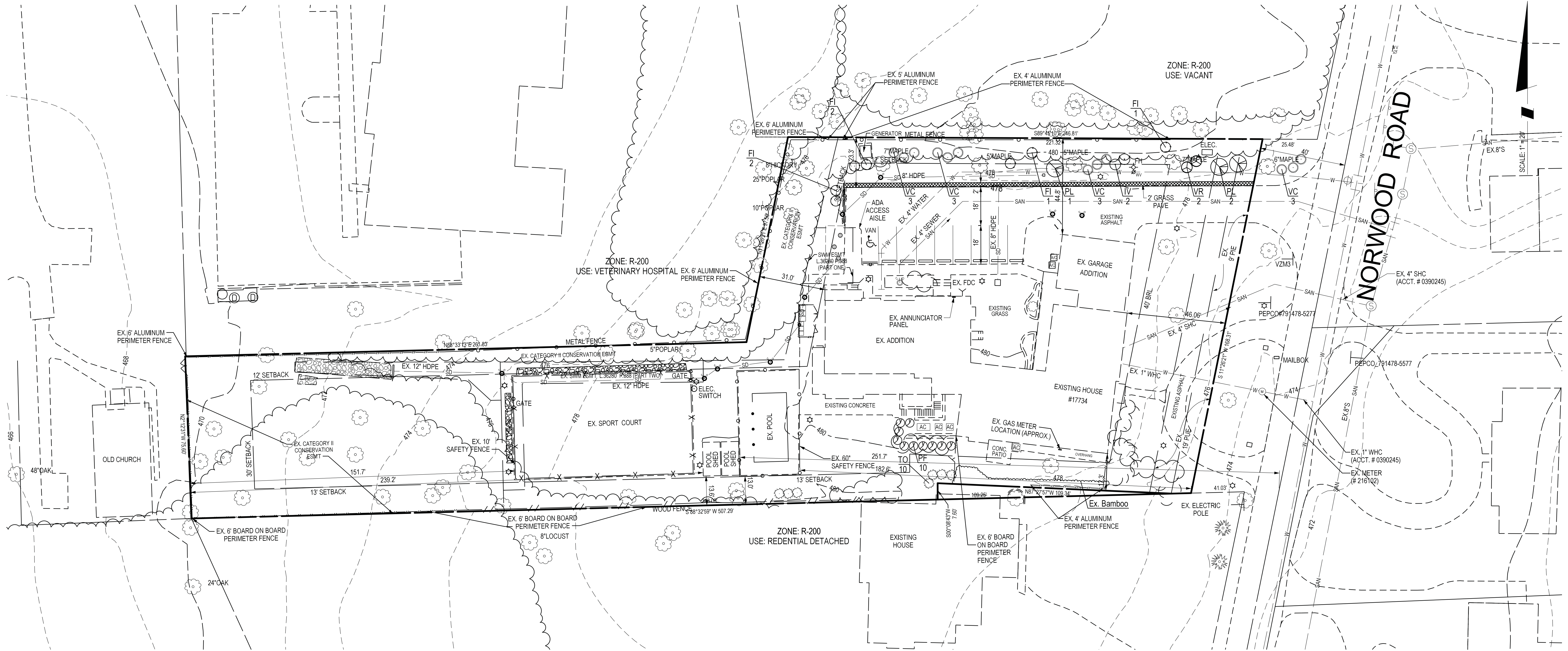
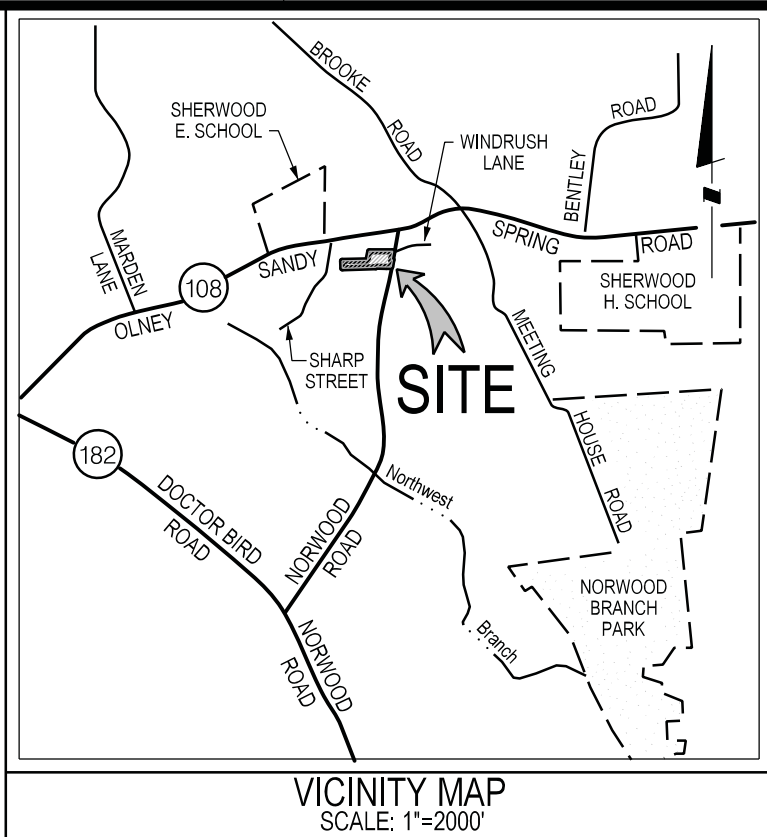
Address: 9812 Tibron Court, Potomac, Maryland 20854

Phone: (301) 500-9275

Signature: \_\_\_\_\_



PLANNING DEPARTMENT USE ONLY (E-PLANS)



LEGEND

EX. BUILDING	---
EX. STORMDRAIN	SD 8" HDPE
EX. WATERLINE	W EX. 4" WATER
EX. SEWERLINE	SAN EX. 4" SEWER
EX. CONTOURS	480 482
EX. TREE	15" OAK
EX. STORMDRAIN MANHOLE	⊙
EX. CLEANOUT	⊙
EX. LIGHT	⊙
EX. FENCE	---X---
EX. EDGE OF PAVING	---
EX. BOUNDARY	---
EX. GRASS PAVE	XXXXXX

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

REDY CAPITAL INVESTMENTS AND HOLDING CORP.  
C/O SHANRONG LI  
9812 TIBRON COURT  
POTOMAC, MARYLAND 20854  
(301) 800-9275  
ATTN: SHANRONG LI

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO. 17731 EXPIRATION DATE: 03-23-2022



EXISTING CONDITIONS PLAN

CONDITIONAL USE SITE PLAN  
NORWOOD HOUSE  
PARCEL A AND OUTLOT A

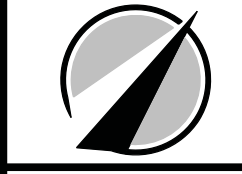
8TH (OLNEY) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



ROCKVILLE OFFICE  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.948.2750 F. 301.948.9067

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

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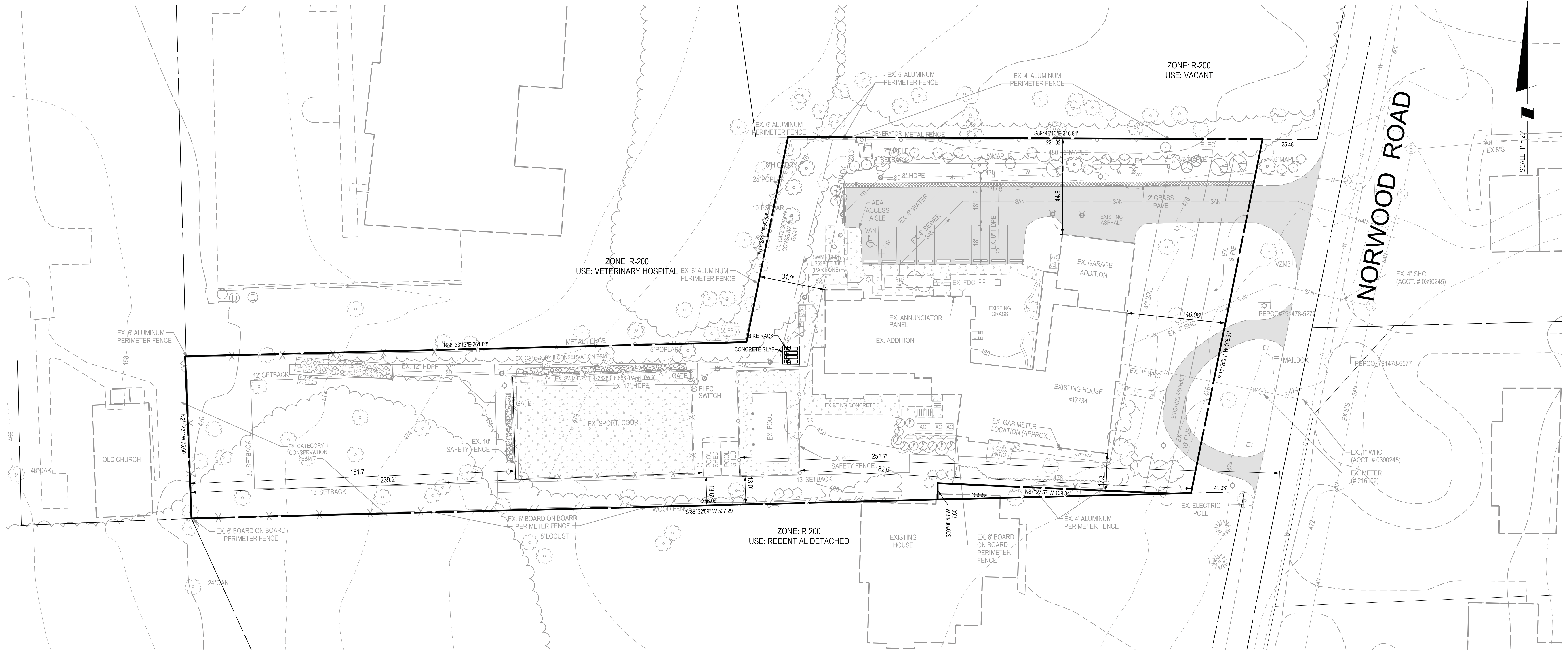
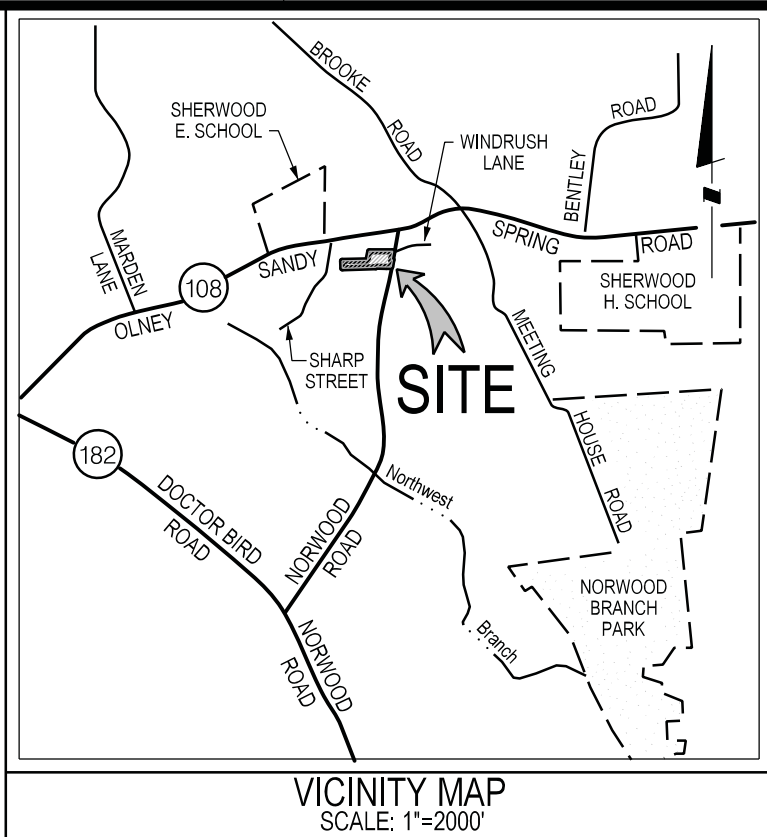
SHEET	3
OF	4
PROJECT NO.	3970-00-00







PLANNING DEPARTMENT USE ONLY (E-PLANS)



LEGEND

EX. BUILDING	---
EX. STORMDRAIN	SD 8" HDPE
EX. WATERLINE	W EX. 4" WATER
EX. SEWERLINE	SAN EX. 4" SEWER
EX. CONTOURS	480 482
EX. TREE	15" OAK
EX. STORMDRAIN MANHOLE	⊙
EX. CLEANOUT	⊙
EX. LIGHT	⊙
EX. FENCE	---
EX. EDGE OF PAVING	---
EX. BOUNDARY	---
EX. GRASS PAVE	---

NOTE: NO CHANGES OR IMPACTS TO THE CIRCULATION SYSTEM OR ANY PART OF IT ARE PROPOSED.

DEVELOPER'S CERTIFICATE  
The undersigned agrees to execute all the features of the Site Plan Approval No. CU-20-06, including Approval Conditions, Development Program, and Certified Site Plan.  
Developer's Name: Reddy Capital Investments and Holding Corp. Shannong Li, Contact Person  
Address: 9812 Tibron Court, Potomac, Maryland 20854  
Phone: (301) 800-9275  
Signature: \_\_\_\_\_

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LICENSE NO. 17731 EXPIRATION DATE: 03-23-2022

SITE PLAN

CONDITIONAL USE SITE PLAN  
NORWOOD HOUSE  
PARCEL A AND OUTLOT A

8TH (OLNEY) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



ROCKVILLE OFFICE  
2 Research Place, Suite 100  
Rockville, MD 20850  
P. 301.946.2750 F. 301.948.9067

Rockville  
Lanham  
Waldorf  
Leonardtown  
Frederick  
Soltesz DC, LLC

NO.	REVISION	DATE
1	REVISION PER STAFF COMMENTS: ADD BIKE RACK, LANDSCAPE & LIGHTING REVISIONS/NOTES	JLP 08/19/20
DATE:	NOVEMBER 2019	DESIGNED: J.P.
CAD STANDARDS VERSION:	V8 - RCS	TECHNICIAN: G.M.M.
CHECKED:	D.E.P.	

MISS UTILITY NOTE  
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DRIVING TEST PITTS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT  
REDDY CAPITAL INVESTMENTS AND HOLDING CORP.  
C/O SHANNONG LI  
9812 TIBRON COURT  
POTOMAC, MARYLAND 20854  
(301) 800-9275  
ATTN: SHANNONG LI

MAP	22	GRID	A8
TAX MAP	JT 32	ZONING CATEGORY:	R-200
WBC 200 SHEET	223 NW 2	MASTER PLAN:	SANDY SPRING/ASHTON
SITE DATUM	224 NW 1	WATERED:	NORTHWEST BRANCH
HORIZONTAL:			
VERTICAL:			



SHEET	4
OF	4
PROJECT NO.	3970-00-00



B

## B. Supplemental Information and Supporting Documents

---

Attachment-B



**VIEW OF GARAGE AND SIDE OF MAIN HOUSE FROM DRIVEWAY, JUST OFF NORWOOD ROAD. LOOKING TO SOUTH.**





**VIEW OF DRIVEWAY TO MAIN HOUSE OFF NORWOOD ROAD. LOOKING TO WEST.**





**VIEW OF SPORTS COURT AREA. LOOKING AT THE WEST.**





**VIEW OF REAR STRUCTURE TO HOUSE - ADDITIONAL STUDENTS PER APPLICATION.  
LOOKING TO SOUTH.**





**VIEW OF REAL OF FRONT / MAIN HOME STRUCTURE, NEWER REAL STRUCTURE TO HOUSE STUDENTS AND CONNECTING HALLWAY THAT IS LOCKED OFF. LOOKING TO SOUTH.**





**VIEW OF REAR OF FRONT / MAIN HOUSE STRUCTURE. LOOKING TO EAST.**





**VIEW OF POOL -- LOOKING TO SOUTH.**





**VIEW OF REAR STRUCTURE THAT CURRENTLY HOUSES STUDENTS AND REQUESTED TO  
HOUSE ADDITIONAL STUDENTS. LOOKING TO THE NORTH.**





**VIEW OF POOL AND SPORTS COURT AREAS. LOOKING TO THE WEST.**



**From:** [Sean Patrick Hughes](#)  
**To:** [Tefaye, Elsabett](#)  
**Cc:** [Jody Kline](#); [Sean Patrick Hughes](#)  
**Subject:** RE: CU 20-06- Redly (Norwood House)  
**Date:** Thursday, September 3, 2020 11:35:16 AM  
**Attachments:** [image003.png](#)

---

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Elsabett-

Jody and I discussed your two questions from this morning. We spoke with our contacts and here are the answers:

Ages of kids at the home- 13-18 yrs. of age

Gender- It is coed (males and females)

Thanks,

Sean

**Sean Patrick Hughes**

Attorney



200-B Monroe Street ■ Rockville, MD 20850  
T: 301.762.5212 ■ F: 301.762.6044

[website](#) | [vCard](#) | [confidentiality](#) | [email](#)

---

**From:** Sean Patrick Hughes <sphughes@mmcanby.com>  
**Sent:** Friday, August 28, 2020 11:53 AM  
**To:** Behanna, Sara <Sara.Behanna@montgomerycountymd.gov>  
**Cc:** Tefaye, Elsabett <elsabett.tsfaye@montgomeryplanning.org>; Jane Przygocki <JPrzygocki@solteszco.com>; Jody Kline <jskline@mmcanby.com>; Sean Patrick Hughes <sphughes@mmcanby.com>; Johnson, Nana <Nana.Johnson@montgomerycountymd.gov>  
**Subject:** CU 20-06- Redly (Norwood House)

Dear Sara:

Per our recent discussions please find attached a letter requesting an Amendment to this Conditional Use application along with electronic copies of the revised plans to correspond with the noted changes. We believe the changes are minor in scope overall. Paper copies of all attached here



to follow via USPS to OZAH's mailing address.

Please confirm receipt, that you are able to open the documents and advise if any questions.

Thank you,

Sean Hughes  
703 906 0184 cell

**Sean Patrick Hughes**

Attorney



200-B Monroe Street ■ Rockville, MD 20850  
T: 301.762.5212 ■ F: 301.762.6044

[website](#) | [vCard](#) | [confidentiality](#) | [email](#)



**From:** [Sean Patrick Hughes](#)  
**To:** [Tefaye, Elsabett](#)  
**Cc:** [Jody Kline](#); [Sean Patrick Hughes](#)  
**Subject:** RE: Redly Capital Investment (Norwood House)  
**Date:** Tuesday, August 18, 2020 11:26:46 AM  
**Attachments:** [image003.png](#)

---

**[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.**

Elsabett-

Please find below replies to your questions/topics- 1 through 10:

1) *Can you give me a maximum number of staff when the facility operates at full capacity?*

Staff that may be on site include:

- Maintenance crew, 1 or 2 persons, daily during the school day when residents are in class and the building is empty.

- Cleaning crew, 1 or 2 persons, 3 days per week during the school day when residents are in class and the building is empty.

- Counselors, 1 to 3 persons. They would normally visit the residents in the afternoon or in the evening after dinner.

- Staff supervisor, 1 person, present daily after class and overnight until classes begin again in the morning, or present whenever there are residents in the building, such as a weekend or school holiday.

Given these manpower requirements, it is projected that the maximum “staff number” at any given time would be four persons, an on-site supervisor and up to three counselors. Obviously, service calls (e.g., plumbing, power outages, equipment failure) may result in periodic site visits by professionals to correct a problem.



2) *Does the staff person stay overnight seven days a week?*

Yes, there will always be a staff person sleeping over in a designated supervisor's sleeping room whenever there are residents in the building. That job rotates between various staff persons so there is no single "counselor" sleeping over every night.

3) *Are there maintenance staff? Kitchen staff? Are the residents fed all meals at SS Friends school, no food preparation on site?*

- A crew of one or two maintenance staff persons visit the site daily, normally when the residents are on the School campus, to make sure that everything is shipshape, both grounds and the building.

- A cleaning crew of one or two persons will visit the dormitory building three days a week, always when the residents are on the School campus, to perform all cleaning and housekeeping functions.

- There is no kitchen staff. All meals for residents are provided in the cafeteria on the School campus. The residence does contain a kitchen but it is restricted to preparation of snacks and such.

4) *Trash pickup? How many times a week?*

The trash pickup is one time a week, currently on Wednesday mornings.

5) *Would you provide me with the delivery schedule and frequency?*

There are no scheduled deliveries for the property. There is no food preparation on site so



there are no food deliveries. There will be no laundry or linen deliveries: the residents are expected to do their own laundry on-site and there is equipment provided for that purpose. Anything that is needed at Norwood House for the residents care and comfort is delivered to the School at 16923 Norwood Road and then transported to Norwood House on a school shuttle bus or another school vehicle. Residents may have some periodic personal delivery made to Norwood House (e.g., pizza delivery, Amazon, etc.) but there will be no regularly scheduled deliveries.

6) *Would you be providing a bike rack?*

Answer to be provided in 10) below, which is to follow later today.

7) *Please submit an official copy of the revised Landscape Plan with the revision date shown on it. Also please submit a copy to OZAH as well.*

Yes, it a revised Landscape Plan will be provided to you per your below deadline. A copy will also be provided to OZAH.

-

Transportation Comments 8/10/2020

-

8) Per the Master Bicycle Plan, provide a 10 ft. side-path along property frontage of Norwood Road

Answer to be provided later today.

9) Provide master plan ROW dedication along Norwood Road. Current plans do not specify ROW

Answer to be provided later today.

10) Exhibit bicycle parking on plans.

Answer to be provided later today.



**Sean Patrick Hughes**

Attorney



200-B Monroe Street ■ Rockville, MD 20850

T: 301.762.5212 ■ F: 301.762.6044

[website](#) | [vCard](#) | [confidentiality](#) | [email](#)

---

**From:** Sean Patrick Hughes <sphughes@mmcanby.com>

**Sent:** Tuesday, August 18, 2020 10:02 AM

**To:** Tesfaye, Elsabett <elsabett.tesfaye@montgomeryplanning.org>; Jody Kline <jskline@mmcanby.com>

**Cc:** Sean Patrick Hughes <sphughes@mmcanby.com>

**Subject:** RE: Redly Capital Investment (Norwood House)

Hi Elsabett-

We have been working diligently on the items with our client and team members as soon as soon as they have been coming in to us. We expect to provide a formal written reply to items 1-6 before 12 pm today.

Regarding item 7, we recall that you noted that Landscaping comments were in the works and that we should look for them soon. However, we have not seen them to date. Please send or resend.

For items 8-10, we are planning to call Laura this morning to discuss and hope to reply shortly after we talk.

Thanks,

Sean

**Sean Patrick Hughes**

Attorney



200-B Monroe Street ■ Rockville, MD 20850

T: 301.762.5212 ■ F: 301.762.6044



---

**From:** Tesfaye, Elsabett <[elsabett.tesfaye@montgomeryplanning.org](mailto:elsabett.tesfaye@montgomeryplanning.org)>

**Sent:** Tuesday, August 18, 2020 9:36 AM

**To:** Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>; Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>

**Subject:** Redly Capital Investment (Norwood House)

Hi Jody and Sean,

I am not sure which one of you are handling this case, so I am resending the following request for clarification and additional information to both of you. I need to submit my draft for internal review by this Thursday. I would like to get this information before then:

- 1) a maximum number of staff when the facility operates at full capacity?
- 2) Does the staff person stay overnight seven days a week?
- 3) Are there maintenance staff? Kitchen staff? Are the residents have all the meals at SS Friends school (SOJ does say they do), no food preparation on site, other than snacks?
- 4) Trash pickup? How many times a week?
- 5) Deliveries (other than UPS, Amazon, USPS, etc.), how many times?
- 6) Would you be providing a bike rack?
- 7) Please submit an official copy of the revised Landscape Plan with the revision date shown on it. Also please submit a copy to OZAH as well.

Thanks,

-

Transportation Comments 8/10/2020

- 8) Per the Master Bicycle Plan, provide a 10 ft. side-path along property frontage of Norwood Road
- 9) Provide master plan ROW dedication along Norwood Road. Current plans do not specify ROW
- 10) Exhibit bicycle parking on plans.

Elsabett Tesfaye

Montgomery County Planning Dept | M-NCPPC-Area 3

8787 Georgia Avenue | Silver Spring, MD 20910

301.495.1301

[Elsabett.Tesfaye@montgomeryplanning.org](mailto:Elsabett.Tesfaye@montgomeryplanning.org)

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All attorneys admitted in Maryland and where indicated.

JAMES L. THOMPSON  
LEWIS R. SCHUMANN  
JODY S. KLINE  
JOSEPH P. SUNTUM  
ROBERT E. GOUGH

DONNA E. MCBRIDE (DC)  
SEAN P. HUGHES (DC)  
CATHY G. BORTEN (DC, VA)  
MICHAEL G. CAMPBELL (DC, VA)  
SOO LEE-CHO (CA)

DAVID A. LUCAS (DC)  
DIANE E. FEUERHERD  
CHRISTOPHER L. YOUNG (VA)  
CALLIE CARNEMARK (VA)  
JAMES T. ROTH (DC)

[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)

August 28, 2020

Office of Zoning and Administrative Hearings  
Stella B. Werner Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850

Attn: Ms. Sara Behanna

Re: Special Exception Case No. CU 20-06,  
Application of Redly Capital Investments;  
Request for Amendment of Application

Dear Ms. Behanna,

After feedback and discussions with M-NCPPC Planning Staff on the Redly Capital Investments and Holding Corporation's conditional use application referred to above, the Applicant desires to amend its conditional use application.

In accordance with the provisions of Section 59.7.3.1.D.3.a of the Zoning Ordinance, the applicant moves to amend its application after OZAH has given ten (10) days' notice to all parties entitled to the original notice of filing. Included as part of the amended materials are the following:

**SOLTESZ- CIVIL ENGINEER FOR PROJECT**

We thought that OZAH would find the following explanation about the plan changes to be helpful as you prepare the notice of the proposed amendments.



**Civil Engineering edits from Soltesz include:**

Generally:

Attached are the Landscape and Lighting Plan, revised to address Planning Staff's comments and the Cover Sheet and Site Plan Sheet reflecting the change to add 5 bicycle parking spaces as requested by Transportation Staff. In addition, each of the following five noted plan pages (Existing Photometric Plan and Details, Landscape and Lighting Plan, Site Plan, Existing Conditions Plan and Cover Sheet) have been updated to reflect the corrected property line, clarified labels, and revision block note to create a consistent set.

Specifically:

**Cover Sheet Comments:**

- We have added to the chart (at bottom) reference to 5 bicycle parking spaces provided.

**Site Plan Comments**

- We have added a bike rack to provide the 5 bicycle parking spaces noted.

**Landscape Plan Comments:**

-We have added a 4-foot hedge and understory and evergreen trees every 30 feet as well as corresponding labeling on the plans.

-We have added labels to existing vegetation and detailed info in the table of existing plantings.

-We have added a chart demonstrating conformance with landscaping and screening regulations and references to the appropriate sections in the zoning ordinance.

**Lighting Plan Comments:**

-The plan has been modified to indicate that the Pechina Light Assembly arm mount is not used and the lamp is mounted to the top of the pole.

-A note has been added indicating that all downward fixtures must have full or partial cutoff.

A note has been added to all of the above referenced revised sheets, indicating the revision date in the revision block.

Paper copies are being mailed or to be delivered per an approved hand off.



The Applicant requests that the attached materials be received into the record after mailing of a ten days' notice.

Thank you for your attention to this request.

Sincerely Yours,

MILLER, MILLER & CANBY

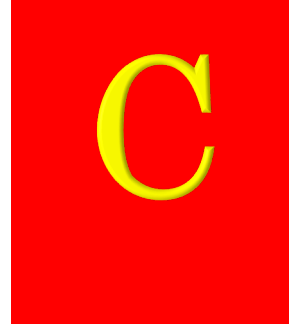
A handwritten signature in dark ink, appearing to read 'Sean P. Hughes', is written over the printed name.

Sean P. Hughes

Attachments

cc: Elsabett Tesfaye, M-NCPPC  
Shanrong Li, Redly Capital  
Carylton Ganong, SSFS  
Jane Przygocki, Soltesz  
Jody S. Kline, Esq.

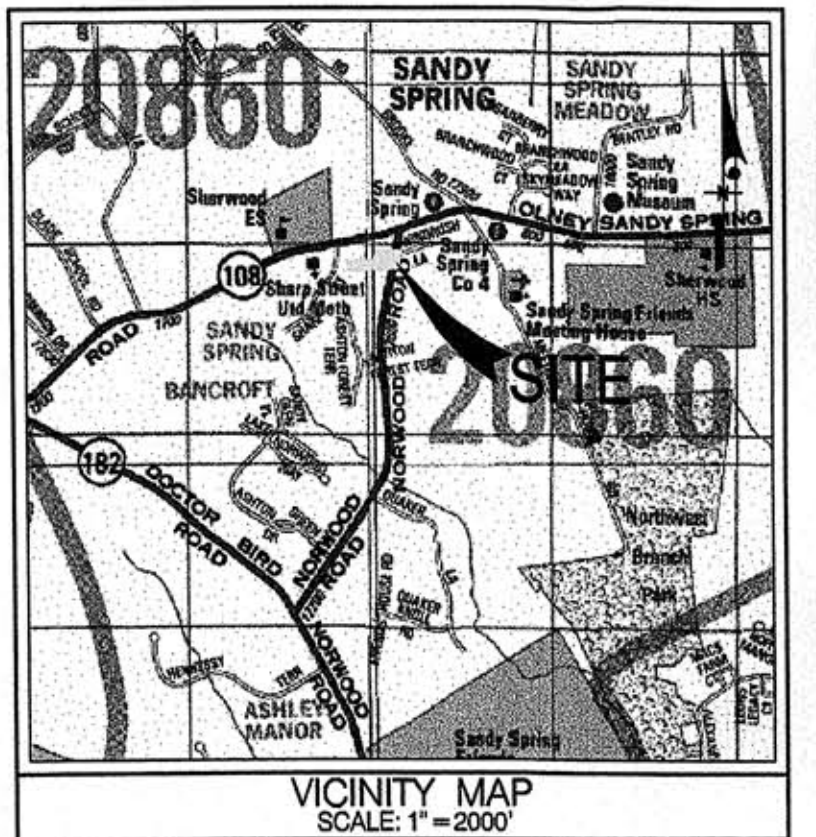
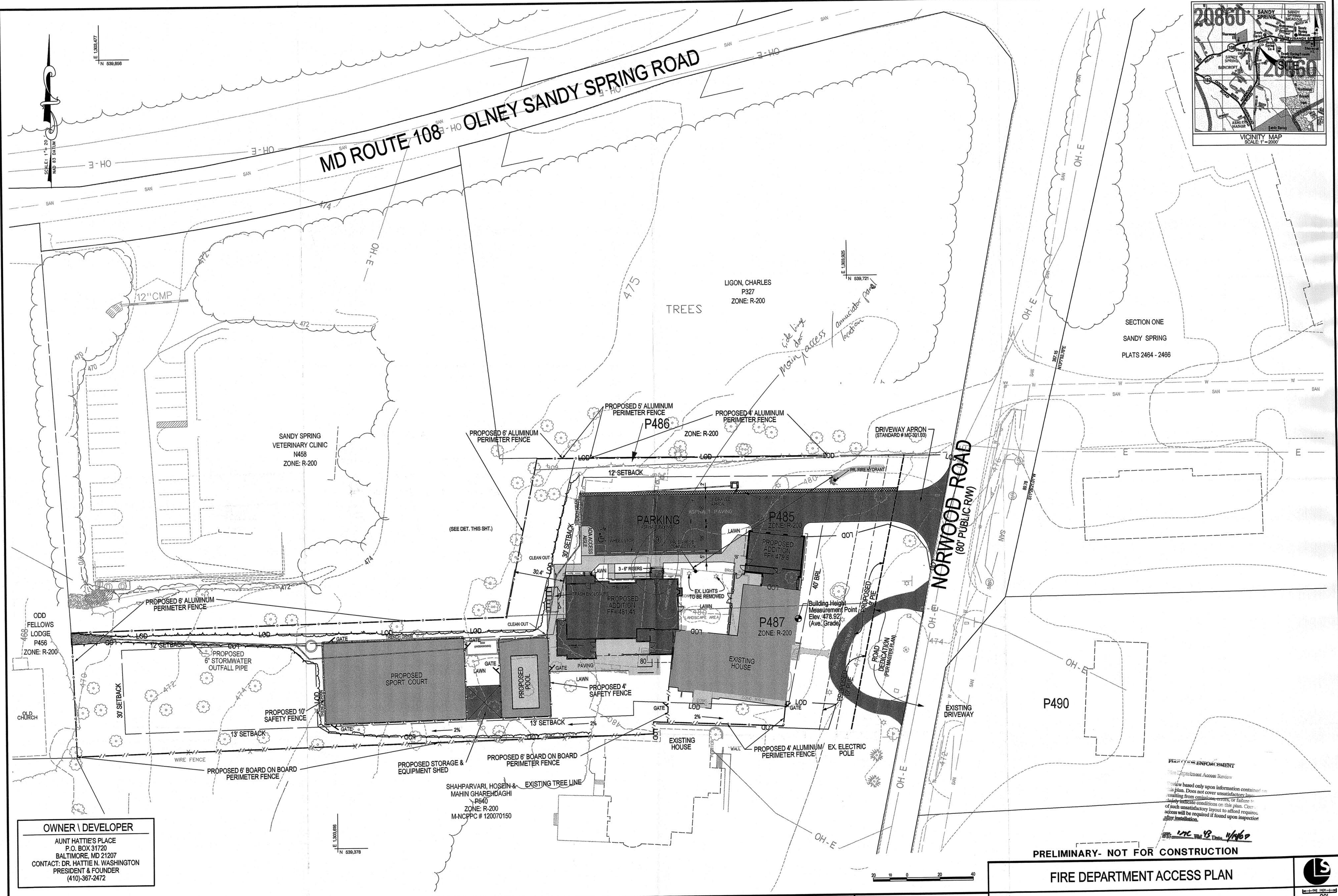




## C. Comments From Agencies

Attachment-C





**OWNER / DEVELOPER**  
AUNT HATTIE'S PLACE  
P.O. BOX 31720  
BALTIMORE, MD 21207  
CONTACT: DR. HATTIE N. WASHINGTON  
PRESIDENT & FOUNDER  
(410) 367-2472

PRELIMINARY- NOT FOR CONSTRUCTION

FIRE DEPARTMENT ACCESS PLAN

**AUNT HATTIE'S PLACE**  
PARCELS 485, 486, AND 487

8TH (OLNEY) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**MISS UTILITY NOTE**  
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY USING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**Rockville Office**  
2 Research Place, Suite 100  
Rockville, MD 20850  
t. 301.948.2750 f. 301.948.9067  
www.LSAssociates.net

NO. 1		REVISED PER FIRE MARSHAL COMMENTS		SPT		10/11/05	
DATE		JANUARY 2006		BY		SPT	
DESIGNED		YDP		CHECKED		SPT	
CAD		Standard Version		MICROSTATION V8 STD. 2000		TECHNICIAN	
Map 22		Grid A8		Tax Map		Zoning Category	
JT 32		M-NCPPC 200' Sheet		223 NW 2		224 NW 1	
WSSC 200' Sheet		223 NW 2		224 NW 1			



SHEET 1 OF 1  
PROJECT NO. 1618-00-00



## Sean Patrick Hughes

---

**From:** Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>  
**Sent:** Wednesday, April 29, 2020 1:44 PM  
**To:** Sean Patrick Hughes; Jody Kline  
**Cc:** Savage, Aaron  
**Subject:** Norwood House formerly Aunt Hattie's Place

Jodi and Sean

If what you say is true and no land disturbance is occurring and no additions to the buildings or any other improvements there is no need to amend the previously approved forest conservation plan. However, I think you should be submitting the previously approved forest conservation plan with your application. That way the review staff has all the documents necessary and can check for themselves to make sure there are no improvements that would trigger an amendment to the previously approved forest conservation plan.



### Mark Pfefferle

Chief

Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, MD 20910  
[mark.pfefferle@montgomeryplanning.org](mailto:mark.pfefferle@montgomeryplanning.org)  
301 495 4730



Let's Plan Our Future. Together. THRIVE  
THRIVEMONTGOMERY.COM

**From:** Sean Patrick Hughes <sphughes@mmcanby.com>  
**Sent:** Monday, April 27, 2020 3:26 PM  
**To:** Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>  
**Cc:** Sean Patrick Hughes <sphughes@mmcanby.com>  
**Subject:** FW: Attached Image

Re: Norwood House (prior Aunt Hattie's House)- 11734 Norwood Road

Good afternoon Mark-

I wanted to check in with you on this item for Jody that you two have recently been discussing.

Please let me know if you have all you need and if you are able to provide the approval/sign off we are hoping for here (that the existing FCP does not need to be amended and no FCP amendment or exception is necessary) in order to get the Cond Use application fully accepted by your intake team.

If you prefer to talk live, please advise of a good time for me and/or Jody to call.

Thanks,

Sean



703 906 0184 cell

Sean Patrick Hughes  
Attorney



CLIENT FOCUSED. RESULTS DRIVEN.

200-B Monroe Street \* Rockville, MD 20850  
T: 301.762.5212 \* F: 301.762.6044

[website](#) | [vCard](#) | [confidentiality](#) | [email](#)

**From:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>  
**Sent:** Thursday, April 23, 2020 12:34 PM  
**To:** Tesfaye, Elsabet <[elsabett.tesfaye@montgomeryplanning.org](mailto:elsabett.tesfaye@montgomeryplanning.org)>  
**Cc:** Pfefferle, Mark <[mark.pfefferle@montgomeryplanning.org](mailto:mark.pfefferle@montgomeryplanning.org)>; Savage, Aaron <[aaron.savage@montgomeryplanning.org](mailto:aaron.savage@montgomeryplanning.org)>; Penn, Joshua <[joshua.penn@montgomeryplanning.org](mailto:joshua.penn@montgomeryplanning.org)>; Jane Przygocki <[JPrzygocki@solteszco.com](mailto:JPrzygocki@solteszco.com)>; Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>  
**Subject:** FW: Attached Image

Elsabet. Per Aaron's recommendation, attached is a copy of an email with back up information which I sent to Mark Pfefferle regarding the need for a FCP amendment or exemption for the Norwood House ("Aunt Hattie's Place) property. Please feel free to chip in with your comments.

**From:** Jody Kline  
**Sent:** Thursday, April 23, 2020 11:37 AM  
**To:** Pfefferle, Mark <[mark.pfefferle@montgomeryplanning.org](mailto:mark.pfefferle@montgomeryplanning.org)>; Savage, Aaron <[aaron.savage@montgomeryplanning.org](mailto:aaron.savage@montgomeryplanning.org)>; Weaver, Richard <[richard.weaver@montgomeryplanning.org](mailto:richard.weaver@montgomeryplanning.org)>; Penn, Joshua <[joshua.penn@montgomeryplanning.org](mailto:joshua.penn@montgomeryplanning.org)>  
**Cc:** Jane Przygocki <[JPrzygocki@solteszco.com](mailto:JPrzygocki@solteszco.com)>; Sean Patrick Hughes <[sphughes@mmcanby.com](mailto:sphughes@mmcanby.com)>  
**Subject:** FW: Attached Image

RE: Norwood House (former "Aunt Hattie's Place"); Forest conservation plan.

Mark. I have attached a copy of your explanatory email of Friday, April 17. As I read what you have written, I clearly understand now why the project is not eligible for a forest conservation exemption. But it also seems that if we can demonstrate that no disturbance to the site is proposed (and that is the case), then staff could conclude that the existing FCP does not need to be amended and no FCP amendment or exception is necessary.

To demonstrate that use of the subject property does not include any land disturbance, I have attached a reduced copy the Site Plan that is part of the CU package that Aaron is holding waiting for resolution of this issue. Furthermore, I am putting a full size copy of the conditional use site plan in the mail to you tonight so that you can take an even deeper look at the scope of the Norwood House project.



It seems to me that we are planning to use the subject property in accordance with the approved forest conservation plan. Therefore, since Aaron says that the record of the application needs to be clear on this subject, could you or your designee please advise the Intake Division that neither an FCP amendment or exemption is necessary in order for the Norwood House CU application to proceed to further processing.

If there is additional information that you need on this subject to satisfy Aaron's request for written confirmation, please let me know.

**From:** [no-reply@mmcanby.com](mailto:no-reply@mmcanby.com) <[no-reply@mmcanby.com](mailto:no-reply@mmcanby.com)>

**Sent:** Thursday, April 23, 2020 11:14 AM

**To:** Jody Kline <[jskline@mmcanby.com](mailto:jskline@mmcanby.com)>

**Subject:** Attached Image

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November 26, 2019

Mr. Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services  
Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, MD 20850

Re: Stormwater Management Plan – Norwood House

Dear Mr. Etheridge:

We are preparing to submit a plan for review for a Residential Care Facility for up to 16 persons, to be approved as a Conditional Use in the R-200 zone. The property is an existing developed property at 17734 Norwood Road, Sandy Spring, Maryland. The applicant proposes to use the existing structure and make no changes to the existing site. The site is not in a Special Protection Area. The property is currently being used as a residence and will continue as a residential use.

As I understand, the project is eligible for exemption from the requirement for a stormwater management plan pursuant to Chapter 19, Section 19-2(b)(1) of the Montgomery County Code, which states that:

A permit is not required under this Chapter for:

- (1) any minor land-disturbing activity that:
  - (A) is not associated with construction of a new residential or commercial building;
  - (B) involves less than 100 cubic yards of earth movement;
  - (C) disturbs less than 5,000 square feet of surface area;
  - (D) is not associated with a change of use from residential to any other use; and
  - (E) is promptly stabilized to prevent erosion and sedimentation;

The proposal for this project is to use the site as is, with the exception of providing additional plantings on site, to replace plant material that has died out, and to provide additional screening for compatibility with the neighborhood. No grading or construction is proposed. A copy of the Site Plan and Landscape Plan is included for your reference.

If you concur that no stormwater management submission is required, we would appreciate your acknowledgement that no submission is required by the Department of Permitting Services.

We appreciate your consideration in this matter.

If you have any comments or questions, please do not hesitate to contact our office.





Mr. Mark C. Etheridge  
November 26, 2019  
Page 2 of 2

Sincerely,

Soltesz, Inc.

A handwritten signature in blue ink, reading "Jane L. Przygocki".

Jane L. Przygocki  
Technical Director

cc: Phil Isaja

I, Mark Etheridge, concur with the above conclusion that no Stormwater Management submission is required for this Project Application for conditional use.

A handwritten signature in black ink, reading "Mark C. Etheridge".  
\_\_\_\_\_  
Mr. Mark C. Etheridge, Manager  
Water Resources Section  
Department of Permitting Services  
Date 11-29-19





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

December 4, 2008

Aunt Hattie's Place  
c/o Dr. Hattie Washington  
17734 Norwood Road  
Sandy Spring, MD 20860

Dear Dr. Washington:

Based on the review by Environmental Planning Division staff of the Maryland National Capital Park and Planning Commission, the Final Forest Conservation Plan referenced above is approved. The Final Forest Conservation Plan consists of 0.60-acres of reforestation, being met via credit for tree cover and a fee-in-lieu payment. The following items will need to be addressed prior to any clearing or grading occurring on-site or off-site:

1. Inspections consistent with Section 110 of the Forest Conservation Regulations.
2. The Fee-in-lieu payment of \$11,761.20 must be made.
3. Record plat to show appropriate notes and/or easements.

This letter must appear on all reproduced copies of the approved Final Forest Conservation Plan. Any changes from the approved Final Forest Conservation Plan may constitute grounds to rescind or amend any approval actions taken, and to re-evaluate the site for additional or amended plantings. If there are any subsequent additions or modification planned for this development, a separate amendment must be submitted to M-NCPPC for review and approval prior to those changes occurring. If you have any questions regarding these actions, please contact Josh Penn at 301-495-4546.

Sincerely,

Stephen Federline  
Master Planner  
Environmental Planning Division

cc: FCP# 820070130  
Theresa Polizzi, 301-948-9067