

mailed -
Grantia Oct. 2 1966 73 Chesapeake and 4-25-66

LIBER 3481 FOLIO 190

Recorded March 21st, 1966-at-11:30 A. M.

THIS DEED, made this 15th day of February, in the year Nineteen

Hundred Sixty-Six, by and between JOHN F. VREDENBURGH and ALICE FAITH

VREDENBURGH, his wife, parties of the first part, and PAUL V. FINEGAN and

GLADYS T. FINEGAN, his wife, parties of the second part.

WITNESSETH that, for and in consideration of the sum of TEN AND

NO/100 DOLLARS (\$10.00), the said parties of the first part do grant and convey

unto the said parties of the second part, in fee simple, their heirs and as-

signs, as tenants by the entireties, the following described land and premises,

with the improvements, easements and appurtenances thereunto belonging, situate,

lying and being in Montgomery County, State of Maryland, namely:

All that piece, parcel or tract of land situate, lying and being in the Laytonsville Election District, Montgomery County, Maryland, containing 167.845 acres of land, and being parts of tracts of land called "Addition to Brooke Grove", "Fair Hill" and "Crows Content", as the same is particularly described by metes and bounds, courses and distances in a Deed from Ella M. Allnutt, widow, et al, to Earl F. Sechrest, et ux, dated October 24, 1940, recorded October 30, 1940, in Liber 799 at Folio 489; reference being made to said Deed and the Deeds therein referred to for a particular description of the property hereby conveyed.

SAVING AND EXCEPTING THEREFROM, HOWEVER, all those parts thereof containing 17,212 square feet of land, more or less, as the same is particularly described in a Deed from Earl F. Sechrest, et ux, to William E. Seek, et ux, dated May 24, 1949, recorded July 6, 1949, in Liber 1270 at Folio 489, among the Land Records of Montgomery County, Maryland.

SUBJECT TO a right of way granted by Earl F. Sechrest, et ux, to Atlantic Seaboard Corporation, by instrument dated February 16, 1961, recorded April 20, 1961, in Liber 2839 at Folio 22, among the Land Records of Montgomery County, Maryland.

SUBJECT TO the rights of the public in and to so much of said property as may be within the outlines of public thoroughfares.

SUBJECT TO various rights of way in the usual form granted to the Chesapeake and Potomac Telephone Company for utility maintenance and installation, by instruments recorded among the Land Records of Montgomery County, Maryland.

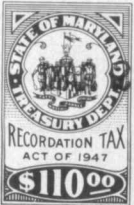
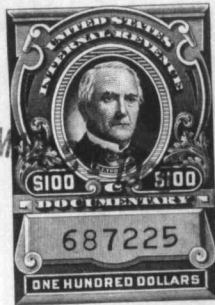
BEING the same land described in Liber 3119 at Folio 34.

SUBJECT TO the balance due on a Deed of Trust from the parties of the first part herein, dated June 10, 1963, and recorded among the Land Records of Montgomery County, Maryland, on August 9, 1963, in Liber 3119 at Folio 36, securing Earl F. Sechrest and Sarah W. Sechrest, his wife, for \$150,000.00, which the parties of the second part herein hereby assume and agree to pay as part of the consideration hereof.

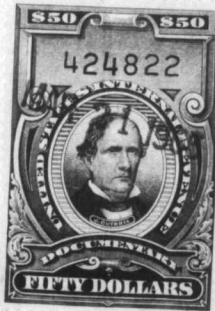
10351M

550 04

152 75



MAR 21 1966



LAW OFFICE
BETTS, CLOGG
& MURDOCK
JEFFERSON BUILDING
ROCKVILLE, MARYLAND
424-6400

10351M



LIBER 3481 FOLIO 191

TO HAVE AND TO HOLD the same unto and to the use of the said parties hereto of the second part, in fee simple.

AND the said parties of the first part do hereby covenant to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

WITNESS their hands and seals on the day and year first hereinbefore written.

Signed, sealed and delivered in presence of

James Henry Murdock

John F. Vredenburg

Alice Faith Vredenburg

STATE OF MARYLAND

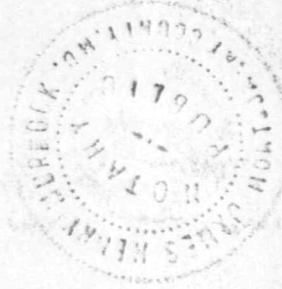
MONTGOMERY COUNTY, to wit:

I HEREBY CERTIFY that on this 15th day of February, 1966, before the subscriber, a Notary Public of the state and county aforesaid, personally appeared JOHN F. VREDENBURGH and ALICE FAITH VREDENBURGH, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and did each acknowledge the foregoing Deed to be his act and deed for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.

James Henry Murdock, Notary Public

My commission expires July 1, 1967



LAW OFFICE
BETTS, CLOGG
& MURDOCK
JEFFERSON BUILDING
ROCKVILLE, MARYLAND
424-6400

mailed to: Lantee - Gaithersburg, Md. 7-21-49

Attachment B

MARYLAND FEE SIMPLE DEED—CODE—CITY OR COUNTY
All Rights Reserved

LIBER 1270 FOLIO 489

Law Reporter Blank No. 80
518 FIFTH ST. N.W., WASHINGTON, D. C.

This Deed



Made this twenty-fourth day of May in the year
of our Lord one thousand nine hundred and forty-nine by and between

Earl F. Sechrest and Sarah W. Sechrest

of Montgomery County

parties of the first part, and William E. Seek and Louise M. Seek, his wife
As tenants by the entirety.



of Montgomery County

parties of the second part:

Witnesseth, that in consideration of the sum of ten dollars (\$10.00), receipt
which is hereby acknowledged, Earl F. Sechrest and

Sarah W. Sechrest the said parties of the first part

do grant and convey unto William E. Seek and Louise M. Seek, his wife

parties of the second part, their heirs and
assigns, in fee simple all that piece or parcel of land ground situate,
lying and being in Montgomery County County,

State of Maryland, being part of the same land which the said parties of
the first part Earl F. Sechrest and Sarah W. Sechrest

obtained from Ella M. Allnutt, Widow, et al

by deed dated the 24th day of October 1940, recorded in the
Land Records of Montgomery County in Liber 799 at folio 489

and being described as follows to wit: A parcel being more particularly described as
follows: Part of a tract of land called "Add. to Brooke Grove", situated lying and
being in the Laytonsville District, Montg. Couty, Maryland.

Beginning for the same at an iron pipe driven at the end of the 10th line of a
tract of land called "Retirement", also being the end of the 10th line of a convey-
ance made by Ella M. Allnutt, Widow, et al to Earl F. Sechrest and Sarah W. Sechrest
by deed made the 24th day of October, 1940 as described in Liber 799 at Folio 489
and recorded among the land records of Montgomery County, Md. Thence running re-
versely with part of the 10th line of said conveyance N 35-43-30 E 850.00 feet
to the center line of a public road; thence leaving said 10th line and to include
part of the above said conveyance, S 54-16-30 E 20.00 feet; thence S 35-43-30 W
870.83 feet to an iron pipe driven on the 11th line of the above mentioned convey-
ance; thence reversely with part of the 11th line of said conveyance N 08-05 W
28.88 feet to the place of beginning containing 17,212 sq. ft. of land, more or less.

Together with the building and improvements thereupon, erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or in anywise appertaining.

To Have and to Hold the SAID piece or parcel of ground and premises above described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said PARTIES OF THE SECOND PART, THEIR HEIRS AND ASSIGNS.

And the said parties of the first part covenant that they will warrant specially and generally the property hereby conveyed; that they are seized of the land hereby conveyed; that they have a right to convey said land; that the said parties of the second part shall quietly enjoy said land; that they have done no act to encumber said land;

and that they will execute such further assurances of said land as may be requisite.

Witness our hands and seals.

TEST:

Louis D. Bell
Louis D. Bell
 LOUIS D. BELL

Earl F. Sechrest [SEAL]
 Earl F. Sechrest
Sarah W. Sechrest [SEAL]
 Sarah W. Sechrest

Maryland
Montgomery Co

ss.:

I Hereby Certify that on this 28 day of May 1949, before the subscriber, a Notary Public

personally appeared

Earl F. Sechrest
Sarah W. Sechrest

and

wife, and did each acknowledge

the foregoing deed to be

their act.

In Testimony Whereof I have affixed my official seal this 28 day of May, A.D. 1949.

My commission expires
May 7, 1957

Louis D. Bell
 LOUIS D. BELL



Recorded July 6th, 1949-at-4:16 P. M.

LIBER 1777 FOLIO 191

Recorded March 27th, 1953-at-4:17 P.M.

THIS DEED, made this 28th day of March, in the year 1953, by and between BEST SEEK and LOUISE H. SEEK, his wife, parties of the first part, and WILLIAM E. SEEK, and LOUISE M. SEEK, his wife, parties of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the parties of the first part do hereby grant and convey unto the parties of the second part, as tenants by the entireties, all those two tracts, pieces and parcels of land, situate, lying and being in the 1st Election District, in the County of Montgomery, State of Maryland, and more particularly described as follows:

TRACT #1: All that tract, piece and parcel of land, situate, lying and being in said County and State, and being part of a tract of land called "RETIREMENT," containing in the aggregate seventy-five and eight hundred and seventy-three one thousandths (75.873) acres of land, more or less; and being the same land conveyed unto William E. Seek and Louise M. Seek, his wife, by deed from Lucy L. Snouffer, widow, dated August 27, 1948, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1182, at Folio 58.

TRACT #2: Also all that other tract, piece and parcel of land, situate, lying and being in said County and State, and being part of a tract of land called "ADDITION TO BROOKE GROVE," containing seventeen thousand, two hundred and twelve (17,212) square feet of land, more or less; and being the same land conveyed unto William E. Seek and Louise M. Seek, his wife, by deed from Earl F. Sechrest and Sarah W. Sechrest, his wife, dated May 24, 1949, and recorded among the Land Records of Montgomery County, in Liber No. 1270, at Folio 489; to which deed and the deeds referred to therein, reference is hereby made for a more full and complete description of the land herein conveyed.

THE ABOVE described two tracts of land being all of the same land conveyed unto Best Seek and Louise H. Seek, his wife,

by deed from William E. Seek and Louise M. Seek, his wife, dated June 1st, 1950, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1393, at Folio 333.

EXCEPTING, however, therefrom the following four (4) parcels of land:

1) All that tract, part of a tract, piece and parcel of land, being part of a tract of land called "RETIREMENT," situate, lying and being in said County and State, and more particularly described, as follows: BEGINNING for the same at the end of 34.30 feet from the beginning of the 4th line of the first parcel of a conveyance made by Julia E. Benson, widow, to Lucy L. Snouffer, dated January 16, 1913, and recorded among the Land Records of Montgomery County, in Liber No. 236, at Folio 300, for 42.75 acres of land; thence with part of said 4th line of said conveyance, South 8 degrees 00 minutes East, 165.18 feet; thence leaving the outlines of said conveyance and crossing it, ^{SOUTH} ~~North~~ 82 degrees 00 minutes West, 217.8 feet to the easterly edge of a thirty foot right of way; thence with said right of way and the easterly edge thereof, North 8 degrees 00 minutes West, 44.68 feet to a point thirty feet distant from the 3rd line of said conveyance; thence parallel and thirty feet distant from said 3rd line and with the edge of a thirty foot right of way, North 53 degrees 00 minutes East, 249.2 feet to the place of beginning; containing twenty-one thousand, eight hundred and sixty-seven (21,867) square feet of land, more or less, together with a right of way as described in a deed from Earl F. Sechrest and Sarah W. Sechrest, his wife, to William E. Seek and Louise M. Seek, his wife, dated May 24, 1949, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1270, at Folio 489.

2) All that tract, part of a tract, piece and parcel of land, being part of a tract of land called "RETIREMENT," situate, lying and being in said County and State, containing one-half ($\frac{1}{2}$) of an acre of land, more or less, as described by metes and bounds,

courses and distances, in an Agreement entered into between Best Seek and Louise H. Seek, his wife, and Willis J. Smith and Lois B. Smith, his wife, dated August 17, 1951, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1569, at Folio 535.

3) All that tract, part of a tract, piece and parcel of land, being part of a tract of land called "RETIREMENT," situate, lying and being in said County and State, containing one-half ($\frac{1}{2}$) of an acre of land, more or less, as described by metes and bounds, courses and distances, in a deed from Best Seek and Louise H. Seek, his wife, to Eldon E. Montgomery and Margaret A. Montgomery, his wife, dated August 17, 1951, and recorded among the Land Records of Montgomery County, in Liber No. 1569, at Folio 539.

4) Also, all that tract, part of a tract, piece and parcel of land, being part of a tract of land called "RETIREMENT," situate, lying and being in said County and State, containing one-half ($\frac{1}{2}$) of an acre of land, more or less, as described by metes and bounds, courses and distances, in a deed from Best Seek and Louise H. Seek, his wife, to Clarence Windsor and Leola M. Windsor, his wife, dated February 20th, 1952, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1650, at Folio 401.

TOGETHER with all and singular, the buildings and improvements thereon, and all the rights, ways, waters, privileges and appurtenances thereto belonging or in anywise thereto appertaining.

AND THE said parties of the first part hereby covenant that they will warrant specially the lands and premises herein conveyed, and that they will execute such other deed or deeds and assurances as may be requisite.

WITNESS their hands and seals the day and year first above written.

Witness:

Francis A. Thomas
FRANCIS A. THOMAS

Best Seek (SEAL)
Best Seek

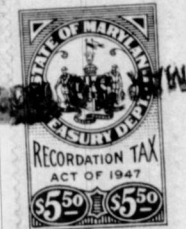
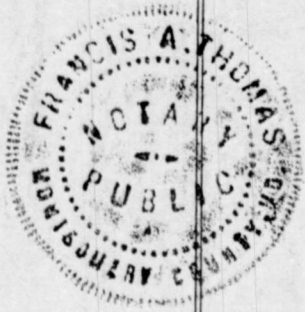
Louise H. Seek (SEAL)
Louise H. Seek

LIBER 1777 FOLIO 194

STATE OF MARYLAND, MONTGOMERY COUNTY, to wit:

I HEREBY CERTIFY that on this 28th day of March, in the year 1953, before me, the subscriber, a Notary Public of the State of Maryland, in and for Montgomery County, personally appeared Best Seek and Louise H. Seek, his wife, and did each acknowledge the foregoing Deed to be their respective act and deed.

WITNESS my hand and Notarial Seal.



Francis A. Thomas

Notary Public.

LIBER 1777 FOLIO 195

Recorded March 27th, 1953-at-4:19 P.M.

This Mortgage, Made this 23rd day of March in the year nineteen

hundred and fifty-three, by WILLIAM E. SEEK and LOUISE M. SEEK,
his wife, WITNESSETH: Whereas the said William E. Seek
and Louise M. Seek, his wife, are justly and bona fide

indebted unto the "Savings Institution of Sandy Spring, Maryland" a body corporate, in the full and just sum of
Five Thousand and no/100
purchase
dollars for money loaned and for which they have made and passed to the said the "Savings Institution
of Sandy Spring, Maryland," their one certain joint and several promissory note,
of even date herewith, payable to the said the "Savings Institution of Sandy Spring, Maryland," or order,

on the first day of March in the year nineteen hundred and fifty-four with interest
thereon at the rate of percent per annum from the first day of March in the year
nineteen hundred and fifty-three said interest being payable semi-annually.

And, in order to secure the prompt payment of said sum of money, and the interest thereon in accordance
with the tenor of said promissory note, these presents are executed.

Now, Therefore, In consideration of the premises and the further consideration of the sum of one
dollar, we, the said William E. Seek and Louise M. Seek,
his wife, do grant unto the said the "Savings Institution of Sandy Spring, Maryland," in fee simple, all that
tract, part of a tract, piece or parcel of land, or all those tracts, parts of tracts, pieces or parcels of land,
situate, lying and being in said Montgomery County, being part of a tract of land called

all those two parcels of land, situate, lying and being in the 1st
Election District, in the County of Montgomery, State of Maryland, and
more particularly described, as follows:

Parcel #1: All that tract, part of a tract, piece and parcel of
land, situate, lying and being in said District, County and State,
and being part of a tract of land called "RETIREMENT," containing
in the aggregate 74 1/2 acres of land, more or less; and being all of the
same land conveyed unto William E. Seek and Louise M. Seek, his wife,
by deed from Best Seek and Louise H. Seek, his wife, dated March 23rd,
1953, and recorded among the Land Records of Montgomery County,
Maryland, previous to this mortgage; to which deed and the deeds
referred to therein, reference is hereby made for a more full and
complete description of the lands and premises herein conveyed.

Parcel #2: All that tract, part of a tract, piece and parcel of
land, situate, lying and being in said District, County and State,
and being part of a tract of land called "RETIREMENT," containing
one (1) acre of land, more or less; and being the same land conveyed
unto William E. Seek and Louise May Seek, his wife, by deed from
Best Seek and Louise H. Seek, his wife, dated June 13, 1947, and
recorded among the Land Records of Montgomery County, Maryland, in
Liber No. 1085, at Folio 433.

Note Release Liber 3707 Folio 589

Together with all and singular the buildings and improvements thereon and all the rights, privileges, advantages, and appurtenances thereunto belonging or in anywise appertaining.

Provided that if the said **William E. Seek and Louise M. Seek, his wife,**

shall well and truly pay or cause to be paid to the said the "Savings Institution of Sandy Spring, Maryland," or order, said sum of money and the interest thereon as aforesaid and shall also keep and perform all the covenants, promises, conditions, and agreements herein on **their** part contained, then this mortgage shall be void, and the said **William E. Seek & Louise M. Seek** shall be entitled to a release thereof at **their** own cost and request.

And the said **William E. Seek and Louise M. Seek, his wife,**

covenant with the said "Savings Institution of Sandy Spring, Maryland," and in like manner promise and agree to pay said sum of **Five Thousand and no/100** dollars and the interest thereon to the said the "Savings Institution of Sandy Spring, Maryland," or order, at the time, and times limited for the payment of the same respectively, in accordance with the tenor of said promissory note and as aforesaid; to comply with all the rules and regulations of said Savings Institution; to cause the buildings located on said lands and premises to be insured against loss by fire in the maximum risk or amount that will be taken by some responsible fire insurance company acceptable to said Savings Institution, as soon as the same can reasonably be done; to assign the policy or policies issued for the same to said Savings Institution for its benefit in case of loss by fire to the extent of its lien or claim hereunder; to keep the same so insured and the policy or policies of insurance so assigned and to pay all taxes that may be levied or assessed upon the mortgaged premises during the continuance of this mortgage; and if the said **William E. Seek and Louise M. Seek, his wife, their heirs or assigns,** shall fail or refuse to keep said building so insured or to pay said taxes as aforesaid, the "Savings Institution of Sandy Spring, Maryland," may, if it so desires, pay such premiums or assessments as are necessary to keep such buildings so insured, and said taxes, and shall have a lien for all amounts so paid, with interest from the date of said payments, upon the lands and premises herein mortgaged, in the same manner and to the same extent as if said amounts had been herein included in the first instance.

And it is agreed that until default be made in some covenant, condition, promise or agreement herein contained, the said **William E. Seek and Louise M. Seek, his wife, their heirs or assigns,** shall possess the premises hereby mortgaged as of **their** present estate therein.

But in case of any default being made in the payment of said sum of money, or any installment of interest thereon at the time limited for the payment of the same as aforesaid, or in case of any default being made in any covenant, condition, promise or agreement herein contained, then, and in any of such events, said principal debt and interest thereon, together with all sums paid for insurance and taxes as aforesaid, shall immediately become due and demandable, and then these presents are hereby declared to be made in trust, and it shall be lawful for

Frederic L. Thomas or Francis Miller, both of said Montgomery County, as agent of the said the "Savings Institution of Sandy Spring, Maryland," who are herein respectively named for the purpose and are hereby respectively authorized and empowered so to do, at any time thereafter, to sell the property herein mortgaged, at public auction to the highest bidder, in front of the Banking House of said Savings Institution at Sand Spring, in said county, or on or near said mortgaged premises, for cash, after having given at least twenty days' previous notice of the time, place, manner and terms of sale, by advertisement in some newspaper published in said Montgomery County and otherwise as the person making said sale shall think right and proper. And upon the ratification of such sale and the payment of the whole purchase money (and not before) to grant and convey said property so sold to the purchaser thereof in fee simple, free, clear and discharged of and from all claim of the parties to these presents or of any person or persons claiming, or to claim, by, from or under them or any of them.

And upon the further trust, to apply the proceeds of such sale to the payment, in the first place, of all costs and expenses attending and incident to said sale and the costs and charges of collecting said promissory note, including the usual trustee's commissions to the persons or person making sale and reasonable counsel fees; secondly, to the payment of all moneys due or owing hereunder, whether the same shall have matured or not, including interest to day of ratification of the audit to be stated thereon, to the said the "Savings Institution of Sandy Spring, Maryland" or its assigns, and as to the balance, if any, to pay it over to the said **William E. Seek and Louise M. Seek, his wife, their heirs,** executors, administrators or assigns; or to whomsoever may be entitled to receive the same.

And it is further agreed that if the property aforesaid shall be advertised for sale under the provisions of this mortgage and not sold, then the party or parties rightfully so advertising the same shall be entitled to one-half the commission above provided, to be computed on the amount of the debt hereby secured, and reasonable counsel fees.

And the said **William E. Seek and Louise M. Seek, his wife, for themselves, their heirs or assigns,** covenant to warrant generally the lands and premises hereby conveyed and to execute any and all such further assurances as may be necessary the better to convey the same as aforesaid.

Witness their hands and seals.

Witness:

FRANCIS A. THOMAS

William E. Seek
William E. Seek

(Seal)

Louise M. Seek
Louise M. Seek

(Seal)

(Seal)

(Seal)

STATE OF MARYLAND, MONTGOMERY COUNTY, to wit:

I Hereby Certify, that on this 23rd day of March in the year nineteen hundred and fifty-three

before me the subscriber, a Notary Public of the State of Maryland, in and for

Montgomery County

personally appeared William E. Seek and Louise M. Seek,

and did each acknowledge the foregoing mortgage to be their respective act and deed, and Witness my hand and Notarial Seal.



Francis A. Thomas
Notary Public

STATE OF MARYLAND, MONTGOMERY COUNTY, to wit:

I Hereby Certify, that on this 23rd day of March in the year nineteen hundred and fifty-three

before the subscriber, a Notary Public

of the State of Maryland in and for Montgomery County, personally appeared Francis Miller,

Treasurer of the "Savings Institution of Sandy Spring, Maryland," said Savings Institution being the mortgagee named in the foregoing and annexed mortgage, and made affirmation in due form of law that the consideration expressed in said mortgage is true and bona fide as therein set forth.

Witness my hand and Notarial Seal.



Francis A. Thomas
Notary Public

From: [Flemming, Jason](#)
To: [Casey, Jonathan](#)
Cc: [David Crowe](#)
Subject: Administrative Subdivision Plan # 620190120 - 7304 Rocky Road
Date: Monday, December 21, 2020 11:20:05 AM
Attachments: [image001.png](#)

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

Mr. Casey:

The property at the above address completed the site evaluation process and has been approved by DPS Well and Septic. A new dwelling can be constructed once a well is drilled and a septic permit has been issued.

Sincerely,

Jason Flemming, LEHS
Dept. of Permitting Services
Well and Septic Section



Our new location
2425 Reedie Drive, 7th Floor
Wheaton, MD 20902



For COVID-19 Information and resources, visit:
www.montgomerycountymd.gov/COVID19

Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 01 Account Number - 01664552			
Owner Information					
Owner Name:		RUCK MATT IRWIN ELLEN J		Use: Principal Residence:	
Mailing Address:		7328 ROCKY RD GAITHERSBURG MD 20882-		RESIDENTIAL NO	
				Deed Reference:	
				/55976/ 00458	
Location & Structure Information					
Premises Address:		7304 ROCKY RD GAITHERSBURG 20882-4106		Legal Description:	
				ADD TO BROOKE GROVE	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
GV33	0000	P070		0001	
				Block:	
				Lot:	
				Assessment Year:	
				2018	
				Plat No:	
				Plat Ref:	
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:		42	
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area	
				3.3800 AC	
				County Use	
				111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
		Base Value		Value	
				As of	
				01/01/2018	
Land:		288,800		288,800	
Improvements		0		0	
Total:		288,800		288,800	
Preferential Land:		0		0	
				Phase-In Assessments	
				As of	
				07/01/2018	
				As of	
				07/01/2019	
Transfer Information					
Seller: US BANK NA TRUSTEE		Date: 05/03/2018		Price: \$131,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /55976/ 00458		Deed2:	
Seller: BRITT DARBY L ET AL		Date: 07/17/2015		Price: \$285,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /50686/ 00488		Deed2:	
Seller: BRITT, DARBY L ET AL		Date: 02/11/2005		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /29244/ 00780		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2018	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application					
Date:					

212

MONTGOMERY COUNTY, MD

APPROVED BY *AF*

MAY 02 2018 ✓

Village File#: 69462-18A

Tax Identification: -01-001-01564552

This Deed

\$ 1165⁹⁰ RECORDATION TAX PAID
 \$ 130.00 TRANSFER TAX PAID

Made this 4th day of April, 2018, by and between

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN
 ASSET-BACKED CERTIFICATES, SERIES 2006-CB5,

party of the first part, and

MATT RUCK AND ELLEN J. IRWIN,

parties of the second part:

Witnesseth, that in consideration of the sum of \$131,000.00, receipt of which is hereby acknowledged, and which the party of the first part hereby certifies, under penalties of perjury, as the actual consideration paid or to be paid, the said party of the first part hereby does grant and convey unto the parties of the second part, in fee simple, as joint tenants, all that property situate in the County of Montgomery, State of Maryland, described as follows:

SEE ATTACHED EXHIBIT "A"

which has an address of 7304 Rocky Road, Gaithersburg, MD 20882. Being the same property described Liber 50686 at folio 488, among the aforesaid Land Records.

Subject to covenants, easements and restrictions of record.

To Have and To Hold said land and premises above described or mentioned and hereby intended to be conveyed, together with the building and improvements thereupon erected, made or being, and all and every title, right, privilege, appurtenance and advantage thereunto belonging, or in anywise appertaining, unto and for the proper use, benefit and behalf of said parties of the second part.

And the said party of the first part covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of land as may be requisite or necessary.

655
20
40
km

In Testimony Whereof, the said party of the first part has set his hand and seal the day and year first above written.

**U.S. Bank National Association, as Trustee, for the
C-Bass Mortgage Loan Asset-Backed Certificates,
Series 2006-CB5**

By Ocwen Loan Servicing, LLC as attorney in fact

Rafael Gonzalez

(Seal)

Name: Rafael Gonzalez

4-4-18

Title: Contract Management Coordinator

State of Florida, County of Palm Beach, ss:

I hereby certify that on this 4 day of April, 2018, before me, the undersigned subscriber, personally appeared Rafael Gonzalez as Contract Management Coordinator for Ocwen Loan Servicing, LLC as attorney in fact for U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB5, known or satisfactorily proven to be the person whose name is set forth in the within deed, and did further acknowledge that she executed the foregoing deed for the purposes therein contained.

Personally Known To Me

Bea Durandisse 4-4-18

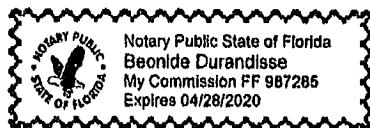
Witness my hand and notarial seal.

My Commission Expires: _____


Bea Durandisse

Notary Public

Bea Durandisse



I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.


Mark E. Irwin Attorney

Grantor's Address: C/O Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

Grantees address:

Matt Ruck: 7328 Rocky Road, Laytonsville MD 20882

Ellen J Irwin: 12726 Hitchcock Ct., Reston VA 20191

Title Insurer: **Commonwealth Land Title Insurance Company**
File Number **69462-18A**

AFTER RECORDING, PLEASE RETURN TO:

Village Settlements, Inc.
177 Kentlands Blvd
Suite 200
Gaithersburg, MD 20878

MARYLAND
FORM
WH-AR

**Certification of Exemption from Withholding Upon
Disposition of Maryland Real Estate Affidavit of
Residence or Principal Residence**

2018

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed
Name of Transferor Certificates, Series 2006-CB5
C/o Ocwen Loan Servicing, LLC., 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

2. Reasons for Exemption

Resident Status

☐

As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

Franci Boothney

U.S. Bank National Association, as Trustee, for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2006-CB5

Name of Entity

By Ocwen Loan Servicing, LLC as attorney in fact

Name: Rafael Gonzalez

Name

Contract Management Coordinator

**Date

Title:

Title

** Form must be dated to be valid.

Note: Form is only valid if recordation occurs within 60 days of execution of this form.

File No. 69462-18A Re: 7304 Rocky Road, Gaithersburg, MD 20882

EXHIBIT A

All that lot or parcel of land situate in Montgomery County, State of Maryland, described as follows; BEGINNING FOR THE SAME at a stone found at end of the 4th line of Liber 236, folio 300, Part I and running thence with a part of the 5th line.

1. South 53 degrees 08 minutes 51 seconds West 315.83 feet; thence running to cross and include a part of the aforesaid conveyance
2. North 01 degrees 27 minutes 52 seconds East 692.42 feet to the westerly line of a 30 foot right-of-way; thence
3. South 88 degrees 32 minutes 08 seconds East 247.00 feet to the intersect the 4th line of the aforesaid conveyance 995.48 feet from the beginning thereof; thence with the remainder
4. South 01 degrees 27 minutes 52 seconds West 496.60 feet to the place of beginning containing 147,320 square feet 3,3820 acres of land, more or less, according to survey Harrison and Don Outer, August 31, 1972.

TOGETHER with a 20 foot right-of-way described as follows:

Being a 20 foot right-of-way for ingress and egress over the land described in a Deed from Earl F. Sectriet and wife to William E. Seek and wife dated May 24, 1949, and recorded among the Land Records of Montgomery County, Maryland in Liber 1270, folio 489.

And together with a 30 foot right-of-way for ingress and egress being described as a 30 foot right-of-way extending from the northwest corner of the above described parcel in a northerly direction to intersect with the above described 20 foot right-of-way.

<input type="checkbox"/> Deed of Trust <input type="checkbox"/> Improved Sale Arms-Length [1] <input checked="" type="checkbox"/> Lease <input checked="" type="checkbox"/> Unimproved Sale Arms-Length [2] <input type="checkbox"/> Multiple Accounts Arms-Length [3] <input type="checkbox"/> Not an Arms-Length Sale [9]		<input type="checkbox"/> Not an Arms-Length Sale [9]	
2 Conveyance Type Check Box		3 Tax Exemptions (if applicable) Recordation State Transfer County Transfer	
4 Consideration and Tax Calculations		Finance Office Use Only Transfer and Recordation Tax Consideration	
Consideration Amount Purchase Price/Consideration \$ 131,000.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$		Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount = \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$	
5 Fees		Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:	
Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 40.00 State Recordation Tax \$ 1,165.90 State Transfer Tax \$ 655.00 County Transfer Tax \$ 1,310.00 Other \$ Other \$		Doc. 1 Doc. 2 Doc. 1 – Owner(s) of Record, if Different from Grantor(s) Doc. 2 – Owner(s) of Record, if Different from Grantor(s)	
6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).		District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. Sq Ft/Acreage (4) Location/Address of Property Being Conveyed (2) 7304 Rocky Road, Gaithersburg, MD 20882 Other Property Identifiers (if applicable) Water Meter Account No. Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: N/A Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of Sq Ft/Acreage Transferred: N/A If Partial Conveyance, List Improvements Conveyed: N/A	
7 Transferred From		Doc. 1 – Grantor(s) Name(s) U.S. Bank N.A., as Trustee, for the C-Bass Mortgage Loan Doc. 2 – Grantor(s) Name(s)	
8 Transferred To		Doc. 1 – Grantee(s) Name(s) Matt Ruck Ellen J. Irwin New Owner's (Grantee) Mailing Address 7328 Rocky Road, Laytonsville, MD 20882	
9 Other Names to Be Indexed		Doc. 1 – Additional Names to be Indexed (Optional) Doc. 2 – Additional Names to be Indexed (Optional)	
10 Contact/Mail Information		Instrument Submitted By or Contact Person Name: David Parker Firm: Village Settlements, Inc. Address: 177 Kentlands Blvd, Suite 200 Gaithersburg, MD 20878 Phone: (301) 590-9300 <input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided	
11 Assessment Information		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	
Assessment Use Only – Do Not Write Below This Line		Terminal Verification Agricultural Verification Whole Part Tran. Process Verification Transfer Number Date Received: Deed Reference: Assigned Property No.: Year 20 20 Land Buildings Total Geo. Zoning Map Grid Sub Parcel Block Section Lot Occ. Cd. Town Cd. Ex. St. Ex. Cd.	
REMARKS:			

LR - Deed (w Taxes)
Recording only ST 20.00
Name: RUCK
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 655.00
LR - NR Tax - 1kd 0.00
=====

SubTotal:	715.00
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=====

Total:	735.00
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05/03/2018 03:52
CC15-KM
#10298690 CC0602 -
Montgomery
County/CC06.02.06 -
Register 06



DOCUMENT VALIDATION PAGE
FOR CLERK'S USE ONLY
(EXCLUDED FROM PAGE COUNT FOR CERTIFIED COPY)

BARBARA H. MEIKLEJOHN
Clerk of the Circuit Court for Montgomery County
50 Maryland Avenue
Rockville, Maryland 20850
Recording and Licensing
(240) 777-9470

173.86

11-21-72

CLERK'S OFFICE

PAID 6617

NOV-28-72

PAID 6617

NOV-28-72

PAID 6617

NOV-28-72

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80C

DEU-1-BK

CLK.CI.M.C.

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PAID 6617

NOV-28-72

PAID 6617

(FORM 1)

LIBER 4306 FOLIO 681

\$26,600.00

117.50

THIS DEED

CLERK'S OFFICE
MONTG. CO., MD.

Made this 17th day of November, 1972, by and between
WILLIAM E. SEEK and LOUISE M. SEEK, his wife,
party(ies) of the first part, and HELEN H. CHURCH

1972 NOV 28 PM 3:35

party(ies) of the second part:

WITNESSETH, that in consideration of the sum of Ten Dollars and other good and valuable
considerations, receipt of which is hereby acknowledged, the said party(ies) of the first part
do(es) grant and convey unto the party(ies) of the second part in fee simple ~~and~~
~~all that property situate in~~ Montgomery
~~County, State of Maryland described as~~ and
being a part of the same land now in the name of William E. and Louise M. Seek
and being more particularly described as follows:

BEGINNING for the same at a stone found at the end of the 4th line of Liber 236,
folio 300, Part 1 and running thence with a part of the 5th line

1. S. 53° 08' 51" W. 315.83 feet; thence running so as to cross and include a
part of the aforesaid conveyance
2. N. 01° 27' 52" E. 692.42 feet to the westerly line of a 30 foot right-of-way;
thence
3. S. 88° 32' 08" E. 247.80 feet to intersect the 4th line of the aforesaid
conveyance 995.48 feet from the beginning thereof; thence with the remainder
4. S. 01° 27' 52" W. 496.60 feet to the place of beginning containing 147,320
square feet or 3.3820 acres of land, more or less, according to survey of
Hanson & Den Outer, August 31, 1972.

TOGETHER WITH a 20 foot right-of-way described as follows: Being a 20 foot
(continued on reverse hereof)
Being the same property described in Liber 1777 folio 191, among the
said Land Records.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby
intended to be conveyed, together with the buildings and improvements thereupon erected, made
or being, and all and every the rights, privileges, appurtenances and advantages thereunto belong-
ing, or in anywise appertaining, unto and to the only proper use, benefit and behoof forever of
said party(ies) of the second part in fee simple.

AND the said party(ies) of the first part covenant(s) that they will
warrant specially the property hereby conveyed; and that they
will execute such further assurances of said land as may be requisite.

WITNESS their hand(s) and seal(s).

TEST:

Doris M. Cooley as to both

William E. Seek (SEAL)
William E. Seek

Louise M. Seek (SEAL)
Louise M. Seek

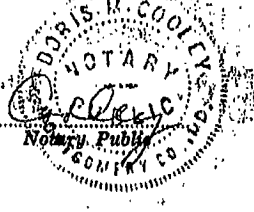
STATE OF MARYLAND }
COUNTY OF MONTGOMERY } ss

On this 17th day of November, 1972, before me, the
undersigned officer, personally appeared William E. Seek and Louise M. Seek,
known to me (or satisfactorily proven) to be the person (s) whose name(s) is (are) subscribed
to the within instrument and acknowledged that he (she) (they) has (have) executed the same for
the purposes therein contained.

In witness whereof I have hereunto set my hand and official seal.

My commission expires: 7/1/74

Doris M. Cooley



NOV 21 1972 1-1-8472

All Taxes on assessments certified to the
Collector of Taxes for Montgomery County
Md. by 11-21-72 have been paid Dept of
Finance 11-21-72. ALL This
statement is made by the
Recorder of Deeds for the
County of Montgomery, Md.
and is subject to the
provisions of the
Montgomery County Code
and the provisions of the
Montgomery County Code
and the provisions of the
Montgomery County Code

Shen A Thomas
\$ 133.42 TRANSFER TAX PAID
MONTGOMERY COUNTY, MARYLAND
BY *St.*

REPLY CERTIFY THIS PROPERTY HAS BEEN DULY
TRANSFERRED ON THE MONTGOMERY COUNTY
RECORDS.

Shen A Thomas
TRANSFER CLERK DIVISION OF ASSESSMENTS

3885 DEED

FROM
WILLIAM E. SEEK and
LOUISE M. SEEK, *AK*
TO
HELEN H. CHURCH

Received for Record on the *28th*
day of *April*, 19*72*
at *3:35* o'clock *P*. M.
and recorded in Liber No. *4206* at
Folio *681*, et seq. one of
the Land Records of the *Montgomery Co.,*
Md.
Shen A Thomas
Recorder

John H. Moore, ~~Attorney~~
~~RECEIVED BY HENDRICKSON~~
~~CHURCH~~

~~SEVEN-SPRING-MARYLAND-3885~~
30 Courthouse Sq., Rockville, Md. 20850

After Recording, Please mail to: GRANTEES:

7384 Rocky Road
Laytonsville, Md. 20760

(continued from page 1.)

LIBER 4306 FOLIO 682

right-of-way for ingress and egress over the land described in a deed from
Earl F. Sechrist and wife to William E. Seek and wife, dated May 24, 1949,
and recorded among the Land Records of said County in liber 1270, folio 489.

AND TOGETHER WITH a 30 foot right-of-way for ingress and egress being described
as a 30 foot right-of-way extending from the northwest corner of the above described
parcel in a northerly direction to intersect with the above described 20 foot right-
of-way.

LIBER 1777 FOLIO 191

Recorded March 27th, 1953-at-4:17 P.M.

THIS DEED, made this 28th day of March, in the year 1953, by and between BEST SEEK and LOUISE H. SEEK, his wife, parties of the first part, and WILLIAM E. SEEK, and LOUISE M. SEEK, his wife, parties of the second part,

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the parties of the first part do hereby grant and convey unto the parties of the second part, as tenants by the entireties, all those two tracts, pieces and parcels of land, situate, lying and being in the 1st Election District, in the County of Montgomery, State of Maryland, and more particularly described as follows:

TRACT #1: All that tract, piece and parcel of land, situate, lying and being in said County and State, and being part of a tract of land called "RETIREMENT," containing in the aggregate seventy-five and eight hundred and seventy-three one thousandths (75.873) acres of land, more or less; and being the same land conveyed unto William E. Seek and Louise M. Seek, his wife, by deed from Lucy L. Snouffer, widow, dated August 27, 1948, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1182, at Folio 58.

TRACT #2: Also all that other tract, piece and parcel of land, situate, lying and being in said County and State, and being part of a tract of land called "ADDITION TO BROOKE GROVE," containing seventeen thousand, two hundred and twelve (17,212) square feet of land, more or less; and being the same land conveyed unto William E. Seek and Louise M. Seek, his wife, by deed from Earl F. Sechrest and Sarah W. Sechrest, his wife, dated May 24, 1949, and recorded among the Land Records of Montgomery County, in Liber No. 1270, at Folio 489; to which deed and the deeds referred to therein, reference is hereby made for a more full and complete description of the land herein conveyed.

THE ABOVE described two tracts of land being all of the same land conveyed unto Best Seek and Louise H. Seek, his wife,

by deed from William E. Seek and Louise M. Seek, his wife, dated June 1st, 1950, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1393, at Folio 333.

EXCEPTING, however, therefrom the following four (4) parcels of land:

1) All that tract, part of a tract, piece and parcel of land, being part of a tract of land called "RETIREMENT," situate, lying and being in said County and State, and more particularly described, as follows: BEGINNING for the same at the end of 34.30 feet from the beginning of the 4th line of the first parcel of a conveyance made by Julia E. Benson, widow, to Lucy L. Snouffer, dated January 16, 1913, and recorded among the Land Records of Montgomery County, in Liber No. 236, at Folio 300, for 42.75 acres of land; thence with part of said 4th line of said conveyance, South 8 degrees 00 minutes East, 165.18 feet; thence leaving the outlines of said conveyance and crossing it, ^{West} North 82 degrees 00 minutes West, 217.8 feet to the easterly edge of a thirty foot right of way; thence with said right of way and the easterly edge thereof, North 8 degrees 00 minutes West, 44.68 feet to a point thirty feet distant from the 3rd line of said conveyance; thence parallel and thirty feet distant from said 3rd line and with the edge of a thirty foot right of way, North 53 degrees 00 minutes East, 249.2 feet to the place of beginning; containing twenty-one thousand, eight hundred and sixty-seven (21,867) square feet of land, more or less, together with a right of way as described in a deed from Earl F. Sechrest and Sarah W. Sechrest, his wife, to William E. Seek and Louise M. Seek, his wife, dated May 24, 1949, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1270, at Folio 489.

2) All that tract, part of a tract, piece and parcel of land, being part of a tract of land called "RETIREMENT," situate, lying and being in said County and State, containing one-half ($\frac{1}{2}$) of an acre of land, more or less, as described by metes and bounds,

courses and distances, in an Agreement entered into between Best Seek and Louise H. Seek, his wife, and Willis J. Smith and Lois B. Smith, his wife, dated August 17, 1951, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1569, at Folio 535.

3) All that tract, part of a tract, piece and parcel of land, being part of a tract of land called "RETIREMENT," situate, lying and being in said County and State, containing one-half ($\frac{1}{2}$) of an acre of land, more or less, as described by metes and bounds, courses and distances, in a deed from Best Seek and Louise H. Seek, his wife, to Eldon E. Montgomery and Margaret A. Montgomery, his wife, dated August 17, 1951, and recorded among the Land Records of Montgomery County, in Liber No. 1569, at Folio 539.

4) Also, all that tract, part of a tract, piece and parcel of land, being part of a tract of land called "RETIREMENT," situate, lying and being in said County and State, containing one-half ($\frac{1}{2}$) of an acre of land, more or less, as described by metes and bounds, courses and distances, in a deed from Best Seek and Louise H. Seek, his wife, to Clarence Windsor and Leola M. Windsor, his wife, dated February 20th, 1952, and recorded among the Land Records of Montgomery County, Maryland, in Liber No. 1650, at Folio 401.

TOGETHER with all and singular, the buildings and improvements thereon, and all the rights, ways, waters, privileges and appurtenances thereto belonging or in anywise thereto appertaining.

AND THE said parties of the first part hereby covenant that they will warrant specially the lands and premises herein conveyed, and that they will execute such other deed or deeds and assurances as may be requisite.

WITNESS their hands and seals the day and year first above written.

Witness:

Francis A. Thomas
FRANCIS A. THOMAS

Best Seek (SEAL)
Best Seek

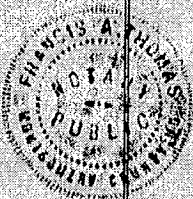
Louise H. Seek (SEAL)
Louise H. Seek

LEER 1777 PAGE 194

STATE OF MARYLAND, MONTGOMERY COUNTY, to wit:

I HEREBY CERTIFY that on this 26th day of March, in the year 1963, before me, the subscriber, a Notary Public of the State of Maryland, in and for Montgomery County, personally appeared Best Seek and Louise H. Seek, his wife, and did each acknowledge the foregoing Deed to be their respective act and deed.

WITNESS my hand and Notarial Seal.



Francis A. Thomas

Notary Public.

February 1, 2021

Matt Ruck
7328 Rocky Road
Gaithersburg, MD 20882

Mr. Jonathan Casey, Senior Planner
The Maryland-National Capital Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

Subject: 7304 Rocky Road – Street frontage requirement

Dear Mr. Casey

I am writing to request a waiver of the street frontage requirement for the referenced lot.

As you are aware, 7304 Rocky Road is one of five lots that shares a private driveway. It is a landlocked parcel; however, it is deeded an easement to said private driveway. In fact, 7304 Rocky Road had a home on it which was demolished in 2017. Please see demolition permit attached to this letter.

Lastly, Mr. Whelan of Montgomery County's Department of Transportation, in a recent letter, is allowing 7304 Rocky to continue to share this driveway since a previous house existed on this parcel.

Thanks for your attention and consideration on this matter.

Sincerely,


Matt Ruck
2-1-2021



RUSTIC ROADS ADVISORY COMMITTEE



October 1, 2020

David Crowe
MHG
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: 620190120 Ruck Property, 7304 Rocky Road (rustic)

Dear Mr. Crowe:

Thank you for meeting with representatives of the Rustic Roads Advisory Committee on site September 24, 2020, to review the sight distance for your client's driveway on Rocky Road, a rustic road.

The Administrative Subdivision application for 620190120 shows that there is inadequate sight distance (115 feet exists where 150 feet is needed) to the right of the existing common driveway due to the vertical and horizontal curve of the road and existing vegetation. Part of the existing vegetation is a hedgerow which is designated as a Significant Feature of the rustic road. Under County Code, Chapter 49, Article 8, Rustic Roads Program, Significant Features "must be preserved when the road is maintained or improved."

At our committee's monthly meeting on September 24, 2020, we voted in favor of a two-step approach:

1. Step one is to cut back the vines growing along a fence and in the hedgerow. It is our hope that this action provides the necessary sight distance.
2. If the sight distance is still not adequate due to the hedgerow trees (which appear to be native persimmons), the single tree at the corner may be removed without further consultation with the Committee, but it must be replaced with an in-kind tree along the hedgerow.

Any proposed alignment changes to this road would be of concern to the Committee, and should this occur, or should there be any other changes to the roadside proposed, we would anticipate reviewing this matter again.

Thank you again for meeting us at the site visit to discuss this. If you have any questions, you may reach our Committee through our staff coordinator, Darcy Buckley, at Darcy.Buckley@montgomerycountymd.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert J. Tworkowski".

Robert J. Tworkowski, Chair
Rustic Roads Advisory Committee

Committee Members: Dan Seamans, Laura Van Etten, Robert Wilbur, Kamran Sadeghi, Lonnie Luther, N. Anne Davies, Leslie Saville (M-NCPPC)

cc: Jonathan Casey and Lauren Campbell, M-NCPPC
Atiq Panjshiri, Department of Permitting Services



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher Conklin
Director

January 7, 2021

Mr. Jonathan Casey, Senior Planner
Up-County Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive
Wheaton, Maryland 20902

RE: Administrative Plan No. 620190120
Ruck Property

Dear Mr. Casey:

We have completed our review of the administrative plan uploaded to Eplans on December 9, 2020. A previous version of this plan was reviewed by the Development Review Committee (DRC) at its meeting on September 15, 2020. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

Significant Plan Review Comments

1. The applicant is proposing to plat an existing parcel that has no street frontage. Vehicular access to the property is obtained from a private access easement with one driveway. The one driveway provides vehicular access to four houses and this parcel will be the fifth house on one driveway. MCDOT policy generally does not allow more than four houses on a private driveway. MCDOT is permitting this fifth house on a driveway since there was a previous house on the parcel that was demolished.
2. The Rustic Roads Advisory Committee (RRAC) reviewed the plan, visited the site and issued conditions to remedy the inadequate sight distance in its letter dated October 1, 2020. Prior to DPS approval of the record plat, the applicant will need to submit an updated Sight Distance Evaluation certification form to DPS for the existing driveway, which indicates tree trimming and/or removal has been completed, to achieve a minimum of one hundred fifty (150) feet of sight distance in each direction.

Office of the Director

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

Located one block west of the Rockville Metro Station

Standard Plan Review Comments

3. The storm drain study was reviewed and is acceptable to MCDOT. No improvements are needed to any downstream public storm drain system for this plan.
4. Posting of a right-of-way permit bond is a prerequisite to DPS approval of the record plat. The right-of-way permit will include, but not necessarily be limited to, the following improvements:
 - A. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
 - B. Erosion and sediment control measures as required by Montgomery County Code 19-10(02) and on-site stormwater management, where applicable, shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Thank you for the opportunity to review this administrative plan. If you have any questions or comments regarding this letter, please contact me at william.whelan@montgomerycountymd.gov or (240) 777-2173.

Sincerely,

William Whelan

William Whelan
Development Review Team
Office of Transportation Policy

Enclosures (1)

RRAC 10/01/20 review letter

Sharepoint/transportation/director's office/development review/WhelanW/620190120 Ruck Property – MCDOT Review Letter 010621.docx

cc: Plan letters notebook

cc-e: Matthew Ruck Owner
Darcy Buckley MCDOT/RRAC
Sam Farhadi MCDPS RWPR

David Crowe

From: mruck@comcast.net
Sent: Tuesday, December 03, 2019 9:38 AM
To: David Crowe
Subject: FW: 7304 Rocky Road

Here you go.

From: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>
Sent: Tuesday, December 3, 2019 9:28 AM
To: mruck@comcast.net
Subject: RE: 7304 Rocky Road

You have confirmed that this property was, as recently as 2017, legally occupied by one single family home. So long as only one single family home is rebuilt on the property, respecting all previous restrictions, the hazard to the community has not been altered and access can be classified as existing. A fire department vehicular access and water supply plan is not required.

S Marie LaBaw PhD, PE
Fire Department Access and Water Supply
Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850
(240) 773-8917 Office
Marie.LaBaw@montgomerycountymd.gov

From: mruck@comcast.net <mruck@comcast.net>
Sent: Tuesday, December 3, 2019 8:48 AM
To: LaBaw, Marie <Marie.LaBaw@montgomerycountymd.gov>
Subject: RE: 7304 Rocky Road

[EXTERNAL EMAIL]

Hi Marie,

No problem. Will give you the cliff notes and then let me know if you want further details.

- 7304 Rocky is a ~ 3.4 acre lot I purchased in early 2018
- It had home on it, was demolished just prior to my purchasing it (demo permit attached)
- I had a MoCo building permit nearly issued, however park and planning stopped the process and refused to honor an old buildable lot letter.
- Because of this, I have hired Macris Hendricks Glascock to help me thru subdivision. This is where I am today.

You and I met earlier this year – you indicated because there was previously a home on the property, and that if I could produce a demolition proving it, that would allow your office to waive the typical review process.

Thanks – my cell is 301-252-4911 if you would like to discuss.

Matt



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

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Glascock, P.A. All Rights Reserved

Frank C. Johnson
12/09/2020

DATE:
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMAR 08.19.06.01

Qualified Professional Certification
I hereby certify that the information shown hereon is
correct and that this plan has been prepared in
accordance with the requirements of the existing state
and county forest conservation legislation.

OWNER
MATTHEW RUCK & ELLEN IRWIN
7328 ROCKY ROAD
GAITHERSBURG, MD 20882
240-599-1515
MRUCK@COMCAST.NET

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GV33

WSSC 232NW07

1ST ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 70

ADDITION TO BROOKE GROVE

PROJ. MGR DAC

DRAWN BY FCJ

SCALE 1" = 50'

DATE 10.07.2019

PRELIMINARY/FINAL FOREST CONSERVATION PLAN MNCPPC #620190120

PROJECT NO. 19.200.11

SHEET NO. 1 OF 2

FOREST CONSERVATION WORKSHEET BROOKE GROVE #620190120

NET TRACT AREA:

A. Total tract area ...	3.38
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)...	0.00
C. Land dedication acres (parks, county facility, etc.) ...	0.00
D. Land dedication for roads or utilities (construction not required by this plan) ...	0.00
E. Area to remain in commercial agricultural production/use ...	0.00
F. Other deductions (specify)	0.00
G. Net Tract Area	3.38

LAND USE CATEGORY: (from Chapter 22A-3, Definitions)

Input the number "1" under the appropriate land use,
limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
1	0	0	0	0	0

G. Afforestation Threshold ...	20%	x G =	0.68
H. Conservation Threshold ...	50%	x G =	1.69

EXISTING FOREST COVER:

I. Existing forest cover	2.51
J. Area of forest above afforestation threshold	1.83
K. Area of forest above conservation threshold	0.82

BREAK EVEN POINT:

L. Forest retention above threshold with no mitigation	1.85
M. Clearing permitted without mitigation	0.68

PROPOSED FOREST CLEARING:

N. Total area of forest to be cleared	0.72
O. Total area of forest to be retained	1.79

PLANTING REQUIREMENTS:

P. Reforestation for clearing above conservation threshold	0.18
Q. Reforestation for clearing below conservation threshold	0.00
R. Credit for retention above conservation threshold	0.10
S. Total reforestation required	0.08
T. Total afforestation required	0.00
U. Credit for landscaping (may not exceed 20% of "S")	0.00
V. Total reforestation and afforestation required	0.08
Worksheet date	5/13/2019

0.08 ACRE FOREST CONSERVATION REQUIREMENT TO BE MET IN OFF-SITE FOREST BANK

TREE TABLE

TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER INCHES)	CONDITION	DISPOSITION	VARIANCE MITIGATION
1	RED MAPLE	ACER RUBRUM	24	GOOD	NO IMPACT	
2	RED MAPLE	ACER RUBRUM	58	FAIR - DW, VINES, MULTISTEM @ 5'	0.04% IMPACT	STRESS REDUCTION
3	TULIP POPLAR	LIRIODENDRON TULIPIFERA	33	FAIR/POOR - LIGHTNING STRIKE SCAR, VINES, DW, CRACK, ROT	28% IMPACT	STRESS REDUCTION
4	BLACK CHERRY	PRUNUS SEROTINA	24	POOR - DW, ROT, BEES IN TREE	REMOVE	
5	RED MAPLE	ACER RUBRUM	25-20	FAIR - DW, ROOT GIRDLING, MULTISTEM @ 6'	REMOVE	
6	RED MAPLE	ACER RUBRUM	26	FAIR - DW	REMOVE	
7	TULIP POPLAR	LIRIODENDRON TULIPIFERA	33	GOOD	26% IMPACT	STRESS REDUCTION
8	RED OAK	QUERCUS RUBRA	30	POOR - EPICORMIC GROWTH, DW, VINES, CAVITIES	NO IMPACT	
9	RED OAK	QUERCUS RUBRA	34	GOOD - DW	10% IMPACT	STRESS REDUCTION
10	RED MAPLE	ACER RUBRUM	25	GOOD - DW, DAMAGE, HEALED WOUND ON TRUNK	REMOVE	
11	BLACK CHERRY	PRUNUS SEROTINA	26	POOR - DW, BASEROT	REMOVE	
12	SWEET CHERRY	PRUNUS AVIUM	29	FAIR - CAVITY, DW, FUNGAL GROWTH	REMOVE	
13	SWEET CHERRY	PRUNUS AVIUM	24-20	POOR - ROT, DW	REMOVE	
14	BLACK CHERRY	PRUNUS SEROTINA	26	FAIR - VINES, DW, WOUND CLOSURE	REMOVE	
15	RED MAPLE	ACER RUBRUM	24	FAIR - VINES, DW, LEANS	NO IMPACT	
16	RED MAPLE	ACER RUBRUM	24	POOR - LARGE CAVITY/ROT, DW	NO IMPACT	
17	BLACK CHERRY	PRUNUS SEROTINA	25	DEAD	NO IMPACT	
18	WHITE OAK	QUERCUS ALBA	34	GOOD - DW	NO IMPACT	
19	TULIP POPLAR	LIRIODENDRON TULIPIFERA	28	FAIR - VINES, DW, BARK DECAY	NO IMPACT	
20	TULIP POPLAR	LIRIODENDRON TULIPIFERA	44	FAIR/GOOD - VINES, DW	17.6% IMPACT	STRESS REDUCTION
21	BLACK GUM	NYSSA SYLVATICA	26	GOOD - DW	IMPACT	
22	SILVER MAPLE	ACER SACCHARINUM	43	FAIR - CAVITY, ROT, VINES, EPICORMIC, MULTISTEM AT 6'	REMOVE	43"/4+10.75 = 4 TREES 3" DBH
23	RED MAPLE	ACER RUBRUM	33	FAIR - VINES, DW	5% IMPACT	STRESS REDUCTION
24	BLACK GUM	NYSSA SYLVATICA	26	FAIR - CAVITY, VINES, BASEROT	NO IMPACT	
25	TULIP POPLAR	LIRIODENDRON TULIPIFERA	31	GOOD	NO IMPACT	
26	RED MAPLE	ACER RUBRUM	29	FAIR/GOOD - DW, CAVITY, VINES, EPICORMIC GROWTH	NO IMPACT	
27	TULIP POPLAR	LIRIODENDRON TULIPIFERA	29	FAIR/POOR - ROT, DW, CAVITY, WOUND CLOSURE	NO IMPACT	
28	RED OAK	QUERCUS RUBRA	25	GOOD - DW	NO IMPACT	
29	RED MAPLE	ACER RUBRUM	34	GOOD - VINES, DW, MULTISTEM AT 10'	NO IMPACT	
30	TULIP POPLAR	LIRIODENDRON TULIPIFERA	25	GOOD - DEAD TREE LEANING AGAINST IT	NO IMPACT	
31	RED CEDAR	JUNIPERUS VIRGINIANA	25	POOR - BROKEN LIMBS, MINIMAL CANOPY	NO IMPACT	
32	TULIP POPLAR	LIRIODENDRON TULIPIFERA	24	GOOD	NO IMPACT	

PROPOSED TREE LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (CAL.)	ROOT	SPACING
QA	2	Quercus alba	White Oak	3"	B&B	AS SHOWN
NS	2	Nyssa sylvatica	Black Gum	3"	B&B	AS SHOWN

FOREST CONSERVATION NOTES:

SUBJECT PROPERTY: PARCEL #70
7304 ROCKY ROAD GAITHERSBURG, MD
TAX ACCOUNT #01-01564552
ZONING CLASSIFICATION: AR
WATERSHED: SENECA CREEK
SPECIAL PROTECTION AREA: NA
PRIMARY MANAGEMENT AREA: NA

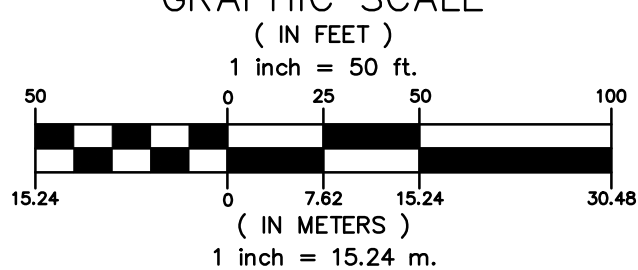
LEGEND

☆ SPECIMEN TREE
⊗ SIGNIFICANT TREE
~ EX. TREE/VEGETATION CANOPY
• • • • • SOIL BOUNDARY
--- OHW --- OVERHEAD WIRES
X TREE TO BE REMOVED
--- LOD --- LIMITS OF DISTURBANCE
--- □ --- TREE PROTECTION FENCE, ROOT PRUNING, & TEMPORARY TREE PROTECTION SIGNAGE (AS SHOWN IN TREE FENCE DETAIL)
○ CRITICAL ROOT ZONE
--- SSF --- SSF SUPER SILT FENCE
FOREST SAVED - CATEGORY 1 FC EASMENT
▲ PERMANENT FOREST CONSERVATION SIGNS
+ PROPOSED TREE VARIANCE MITIGATION

SOIL KEY

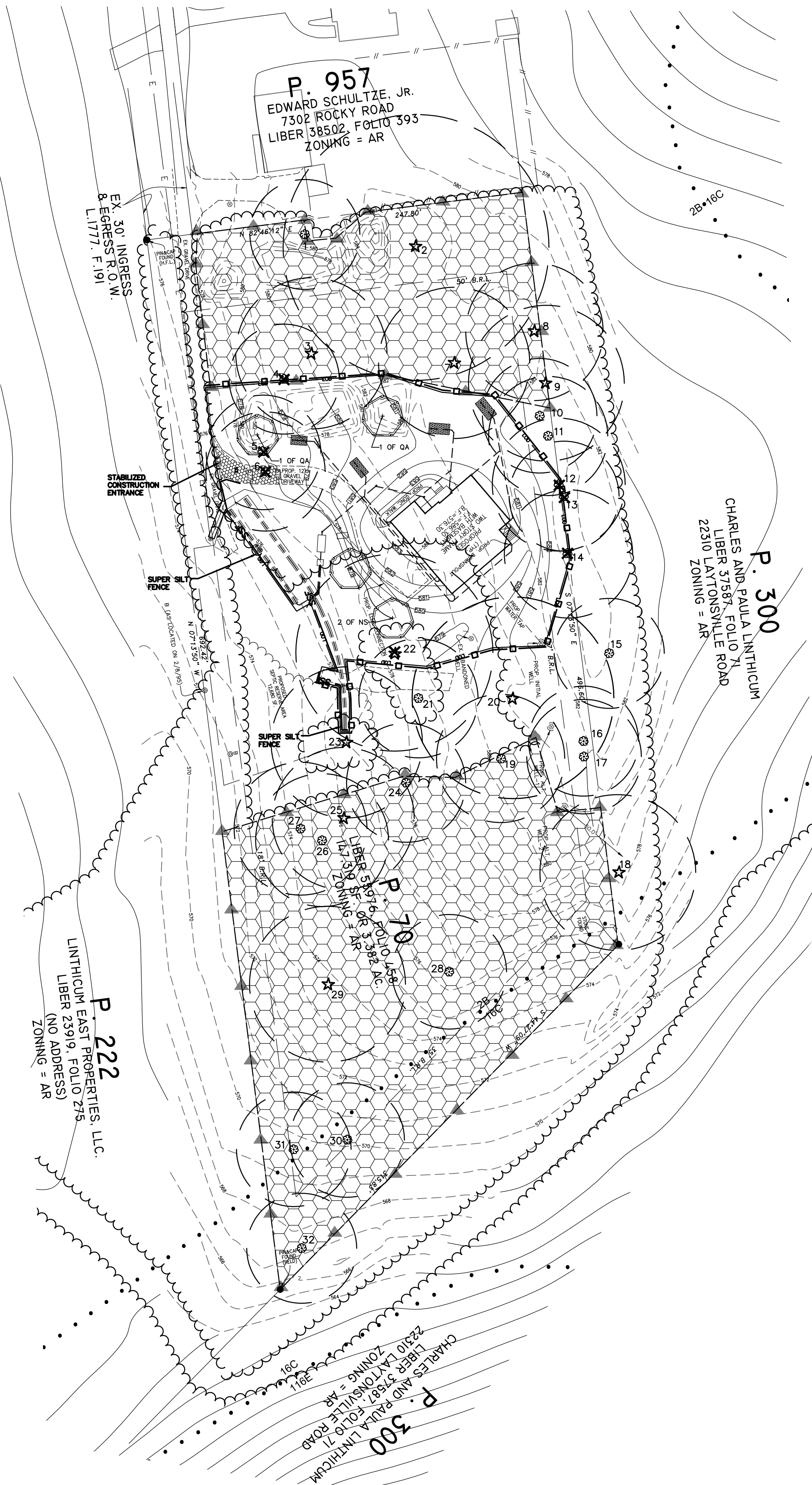
2B - Glenelg silt loam; (Hydrologic Soil Group B)
3-8% slopes; Not hydric; Not highly erodible
16C - Brooklow-Blocktown channely silt loam; (Hydrologic Soil Group C)
8-15% slopes; Not hydric; Not highly erodible
116E - Blocktown channely silt loam; (Hydrologic Soil Group D)
25-45% slopes; Not hydric; Not highly erodible

GRAPHIC SCALE



Know what's below.
Call before you dig.

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION





Macris, Hendricks & Glascock, P.A.
Engineers ▪ Planners ▪ Surveyors ▪ Landscape Architects

Attachment J
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301.670.0840
Fax 301.948.0693

December 09, 2020

Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Addition to Brooke Grove
FFCP
MNCPPC No. 620190120
MHG Project No. 19.200.11

To Whom It May Concern:

On behalf of Matthew Ruck and Ellen Irwin, the applicants of the above referenced Forest Conservation Plan, we hereby request a variance for the impact of six specimen trees and removal of one specimen tree, as required by the Maryland Natural Resources Article, Title 5, Subtitle 16, Forest Conservation, Section 5-1611, and in accordance with Chapter 22A-21(b) of the Montgomery County Code. In accordance with Chapter 22A-21(b) of the Montgomery County Code, the proposed impact of six trees and removal of one tree over thirty inches in diameter would satisfy the variance requirements.

1. *Describe the special conditions peculiar to the property which would cause the unwarranted hardship;*

The subject property is 3.38 acres. The property is not currently developed and has 2.51 acres of existing forest. The site was previously developed with a residential dwelling and the proposed development is to build a new residential home. The forest is predominantly broken into two areas in the front and back of the property but connected with a sliver of forest along the one side of the property and a cleared area between these areas where the previous dwelling existed. The proposed dwelling and its septic area will be utilizing much of the existing non-forested area although it is necessary to remove some forest for the new development. One area near tree #3 and #2 needs to be graded due to a large depression and old stockpiles of soil resulting in disturbance to the trees. Tree #7 is also close to this area and is impacted by the grading and stormwater management requirements. Tree #22 is in the middle of the open area and is being impacted by grading that is conveying rain water away from the house and is impacted by the proposed septic system. The impacts required are extensive but necessary for septic and stormwater management; not removing tree #22 would leave a potential hazard to the new home and therefore is proposed for removal. Tree #9 is impacted by grading and stormwater requirements. Tree #20 has grading impacts and impacts for the well. Tree #23 is impacted by the proposed septic trench. All impacted trees can be saved with stress reduction measures such as root pruning and the removal will be mitigated with new tree plantings.

Given the needs for the house including stormwater, grading, the well and the septic system and the limited space due to the extensive forest save area, not allowing the impacts and removal would be a hardship that is not warranted in light of the special conditions particular to the property.

2. *Describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;*

Tree impacts (including the one removal) are a result of reasonable improvements for the betterment of the property. Impacts are necessary to construct the home in order to achieve the necessary grading, proper stormwater design and to meet current design standards. The inability to impact the subject trees would limit the development of the property. This creates a significant disadvantage for the applicant and deprives the applicant of the rights enjoyed by the neighboring and/or similar properties not subject to this approval process.

3. *Verify that State water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance;*

A Stormwater Management Concept has been submitted for the improvements. The approval of the Stormwater Management Concept will confirm that the goals and objectives of the current state water quality standards are being met. The sites SWM requirement is met with drywells.

4. *Provide any other information appropriate to support the request.*

Pursuant to Section 22A 21(d) Minimum Criteria for Approval.

(1) The Applicant will receive no special privileges or benefits by the granting of the requested variance that would not be available by any other applicants.

The variance will not confer a special privilege because the impacts are due to the development of the site and are the minimum necessary in order to provide needed improvements to the property. The site constraints are explained above. The constraints constrict the development area of the property and do not leave a reasonable alternative to meet the needs of the property per design requirements and county code.

(2) The variance request is not based on conditions or circumstances which result from the actions of the applicant.

The variance is based upon site conditions and development constraints that developed and existed before the enactment of the specimen tree legislation and are not based on conditions or circumstances which are a result of actions of the Applicant. The variance is based on the existing topography, forest, available land for septic and well installation as well as other existing conditions of the site layout, and the design is utilizing the only areas that are available for the proposed improvements that meet the design needs of the property.

(3) The variance is not based on a condition relating to the land or building use, either permitted or nonconforming on a neighboring property.

The location of the trees and current topography are dictating the need for the variance. The requested variance is a result of the existing on-site conditions and necessary

proposed improvements for the property as detailed above and not a result of land or building on a neighboring property.

(4) Will not violate State water standards or cause measurable degradation in water quality. Full ESD stormwater management will be provided as part of the proposed development.

The Montgomery County Department of Permitting Services approval of the Concept will demonstrate that the variance will not violate State water quality standards or cause measurable degradation in water quality.

A copy of the Forest Conservation Plan and variance tree tables have been provided as part of this variance request. All necessary stress reduction measures will be taken to mitigate the impacts to specimen trees. Four native canopy trees will be planted to mitigate the removal of the one specimen tree. Please let us know if any other information is necessary to support this request.

Please contact me via email, at fjohnson@mhgpa.com, or by phone, at (301) 670-0840 should you have any additional comments or concerns.

Thank you,

Frank Johnson

Frank Johnson

TREE TABLE						
TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER INCHES)	CONDITION	DISPOSITION	VARIANCE MITIGATION
1	RED MAPLE	ACER RUBRUM	24	GOOD	NO IMPACT	
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6	RED MAPLE	ACER RUBRUM	26	FAIR - DW	REMOVE	
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16	RED MAPLE	ACER RUBRUM	24	POOR - LARGE CAVITY/ROT ,DW	NO IMPACT	
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18	WHITE OAK	QUERCUS ALBA	34	GOOD - DW	NO IMPACT	
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31	RED CEDAR	JUNIPERUS VIRGINIANA	25	POOR - BROKEN LIMBS, MINIMAL CANOPY	NO IMPACT	
32	TULIP POPLAR	LIRIODENDRON TULIPIFERA	24	GOOD	NO IMPACT	



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

September 2, 2020

Ms, Amanda Junge
Macris, Hendricks & Glascock, PA
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
7304 Rocky Road
Administrative Subdivision: #620190120
SM File #: 286075
Tract Size/Zone: 3.38 ac/AR
Total Concept Area: 3.08 ac
Parcel 70 to be subdivided into a lot
Watershed: Great Seneca Creek

Dear Ms. Junge:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via drywells.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. All facilities must be designed using latest available MCDPS guidance documents.



255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permitting-services

Ms. Amanda Junge
September 2, 2020
Page 2 of 2

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mary Fertig at 240-777-6340 or at mary.fertig@montgomerycountymd.gov.

Sincerely,



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

MCE: MMF

cc: N. Braunstein
SM File # 286075

ESD: Required/Provided 639 cf / 653 cf
PE: Target/Achieved: 1.0"/1.0"
STRUCTURAL: n/a
WAIVED: n/a