

November 1, 2024

Grace Bogdan  
Planner IV  
DownCounty Planning Division  
Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor, Wheaton, MD 20902

Dear Ms. Bogdan:

Thank you for the opportunity to review the Site and Preliminary Plan Applications (No. **820240090** and **120240070**, respectively) for the **7749 Old Georgetown Rd development**. The State Highway Administration (SHA) has reviewed the applications, and we are pleased to respond.

Based on preliminary review, an Access Permit will be required for the improvements in the State's right of way. SHA recommends approval of the Site and Preliminary Plan Applications; however, reserves the right to provide additional comments as needed once the plans and supporting documentation are formally submitted to SHA for a comprehensive review in the process of acquiring the Access Permit.

If you have any questions or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [kwoodroffe@mdot.maryland.gov](mailto:kwoodroffe@mdot.maryland.gov).

Sincerely,



*for* Derek Gunn, P.E.  
District Engineer, District 3, SHA DG/kw



## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

October 28, 2024

Ms. Shannon Flickinger  
VIKA Maryland, LLC  
20251 Century Boulevard  
Suite 400  
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
7749 Old Georgetown Road  
Preliminary Plan #: 120240070  
SM File #: 293484  
Tract Size/Zone: 0.44 ac. / CR  
Total Concept Area: 0.57 ac.  
Lots/Block: Lots 72-79  
Parcel(s): N/A  
Watershed: Lower Rock Creek  
Redevelopment (Yes/No): Yes

Dear Ms. Flickinger:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of green roof, micro-bioretenion, and a partial waiver.

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 project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. It is assumed as of this approval, and per email correspondence with SHA included in our files, that Maryland State Highway Association (MSHA) will not require stormwater quality mitigation or storm drain improvements in their right-of-way. If the MSHA does require stormwater management for work associated with an access permit, the stormwater management practice(s) must be within the MSHA right-of-way and must be inspected during construction and maintained after construction by MSHA. The MSHA approved stormwater management design and associated disturbed areas for the access permit must be shown as a part of the DPS sediment control plan set and will be covered by the DPS issued sediment control permit.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Ms. Shannon Flickinger*  
*October 28, 2024*  
*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 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 Patrick Fitzgerald at 240-777-6362.

Sincerely,

*Mark Etheridge*

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

cc: Neil Braunstein  
SM File # 293484

ESD: Required/Provided 3,916 cf / 2,886 cf  
PE: Target/Achieved: 2.0"/1.5"  
STRUCTURAL: N/A  
WAIVED: 515 cf.



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 03-Dec-24  
**TO:** Michael Goodman  
VIKA, Inc  
**FROM:** Marie LaBaw  
**RE:** 7749 Old Georgetown Road  
820240090

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**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **03-Dec-24**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* Collapsible bollards required for hydrant access shall be yellow or red, marking a fire lane \*\*\***





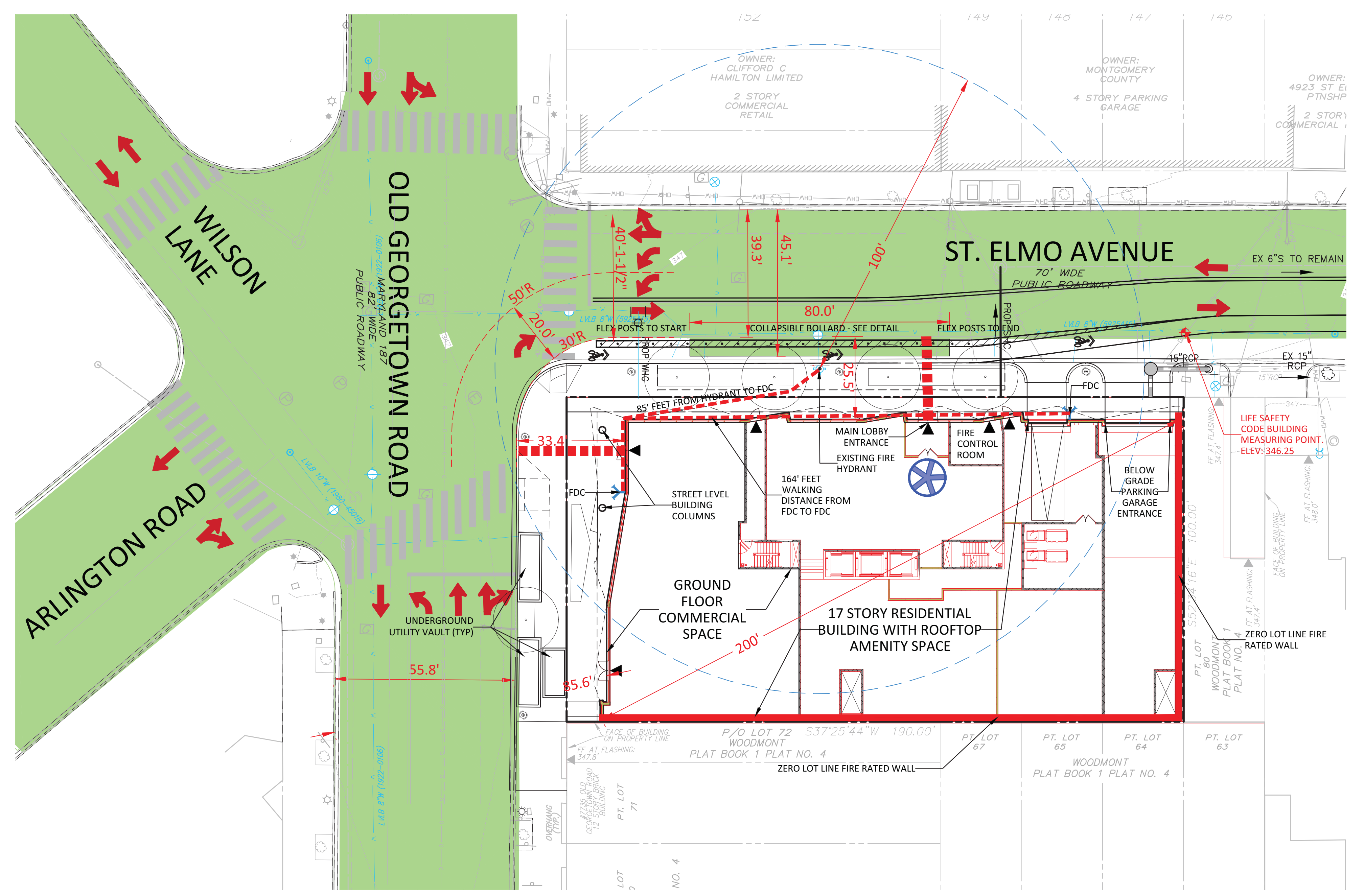
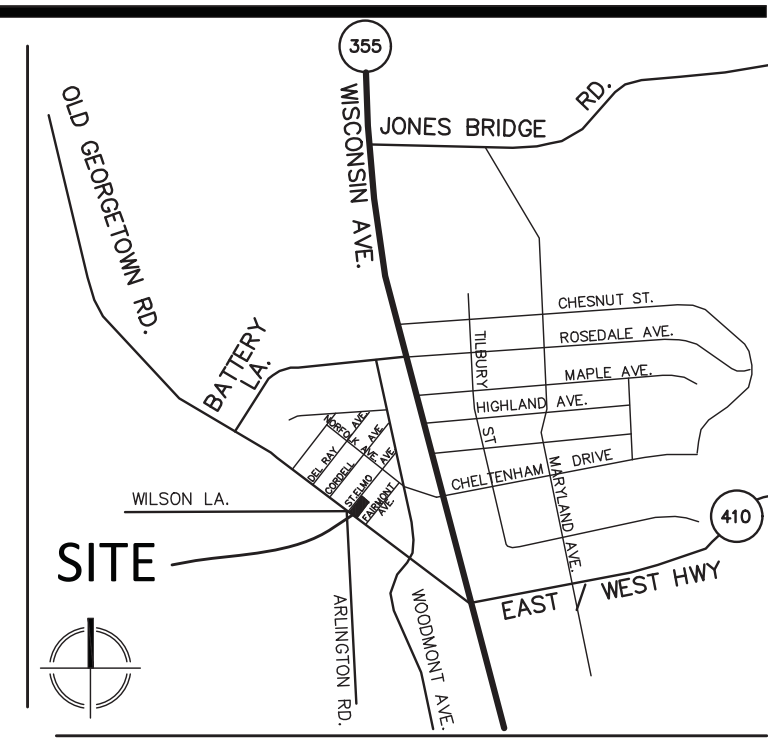
Vika Maryland, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com
Our Site Set on the Future.
PREPARED FOR:
STONEBRIDGE
7373 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD, 20814
301-913-9610
David Cerniglia
cerniglia@stonebridge.us.com

ARCHITECT:
SK-H ARCHITECTURE
4600 EAST-WEST HIGHWAY, SUITE 700
BETHESDA, MD 20814
240.479.7484
CONTACT: CHRIS HUFFER
e-mail: chuffer@skharch.com

ENGINEER / PLANNER:
Vika Maryland, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN, MD 20874
PH: 301.916.4100
CONTACT: SHANNON FLICKINGER
e-mail: flickinger@vika.com

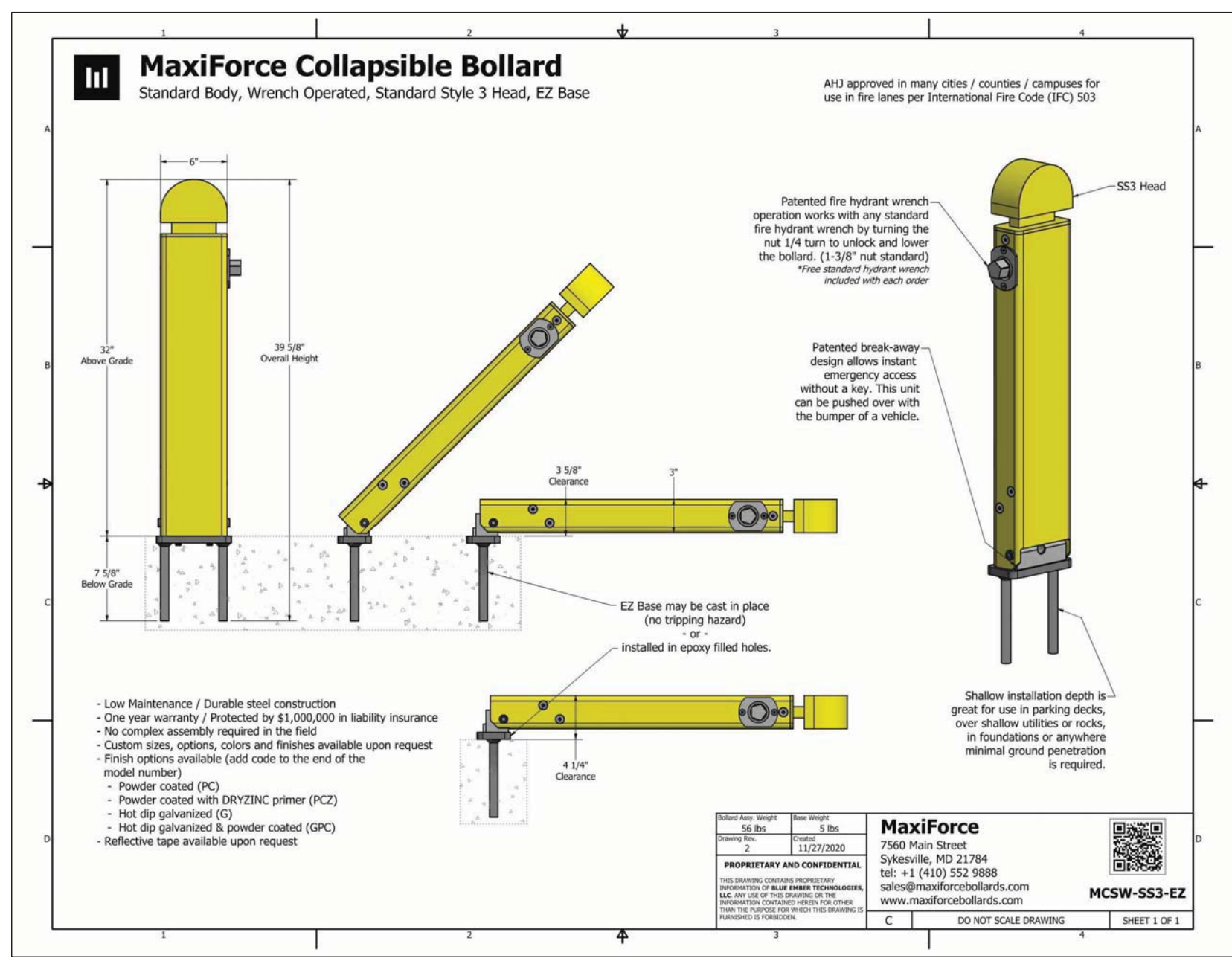
ATTORNEY:
SELZER GURVITCH RABIN
WERTHEIMER & POLOTT,
P.C.
4416 EAST-WEST HIGHWAY, FOURTH FLOOR
BETHESDA, MD 20814
301.841.3826
CONTACT: MATTHEW GORDON
e-mail: mgordon@agrwlaw.com

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101 N UNION STREET
SUITE 520
ALEXANDRIA, VA 22314
703.548.5010
CONTACT: STEVE SATTLER
e-mail: ssattler@parkerrodriguez.com

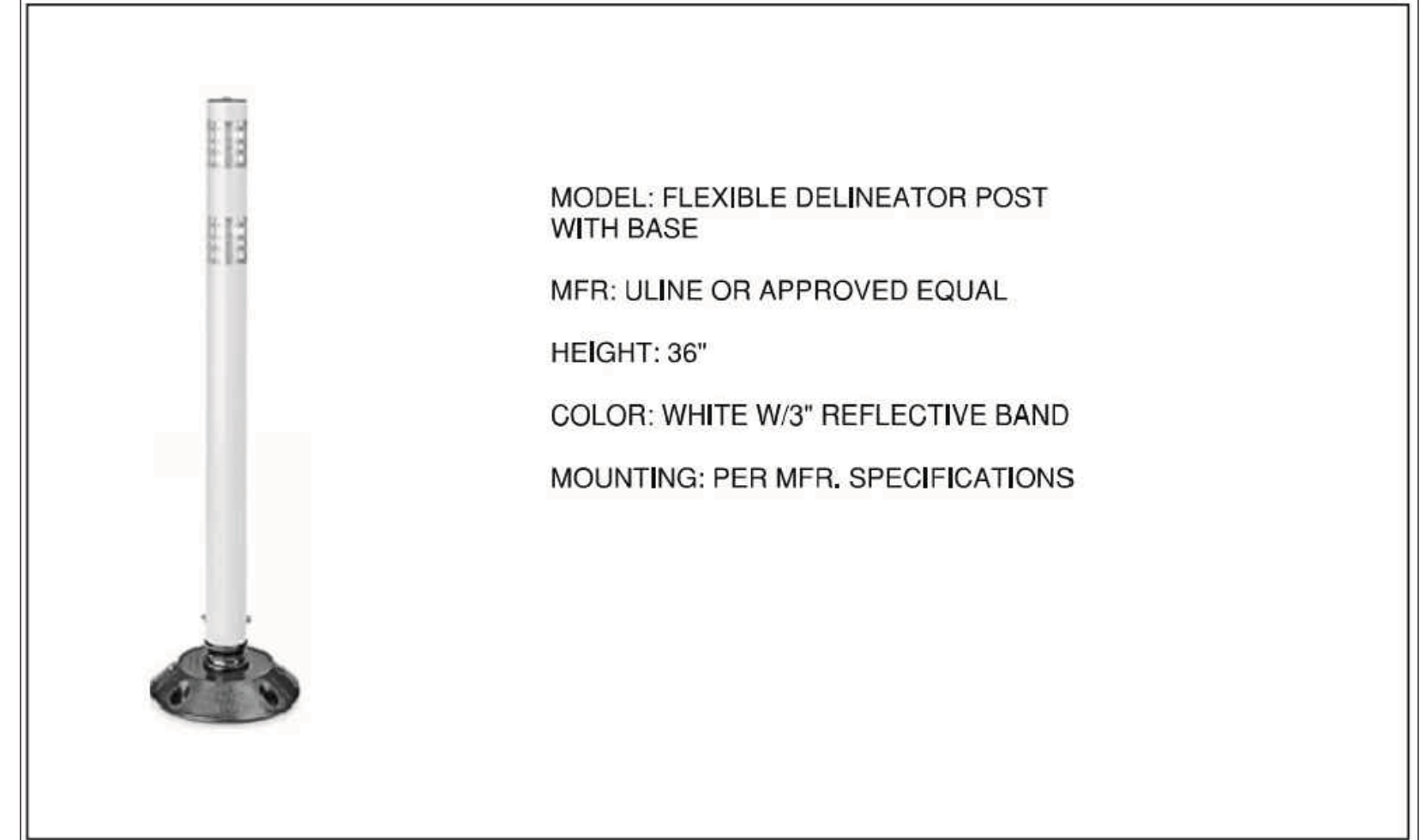


LEGEND

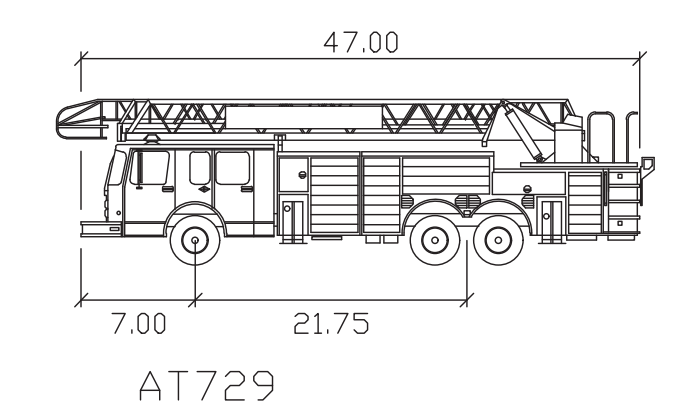
- MAIN ENTRANCE
WATER LINE AND FITTING
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
BUILDING ENTRY
FIRE TRUCK MOVEMENT (AT 729 TRUCK)
FIRE ACCESS PATH
FIRE ACCESS WALKABLE PATH
TYPICAL FIRE LANE SIGNAGE
FLEX BOLLARD
COLLAPSIBLE BOLLARD



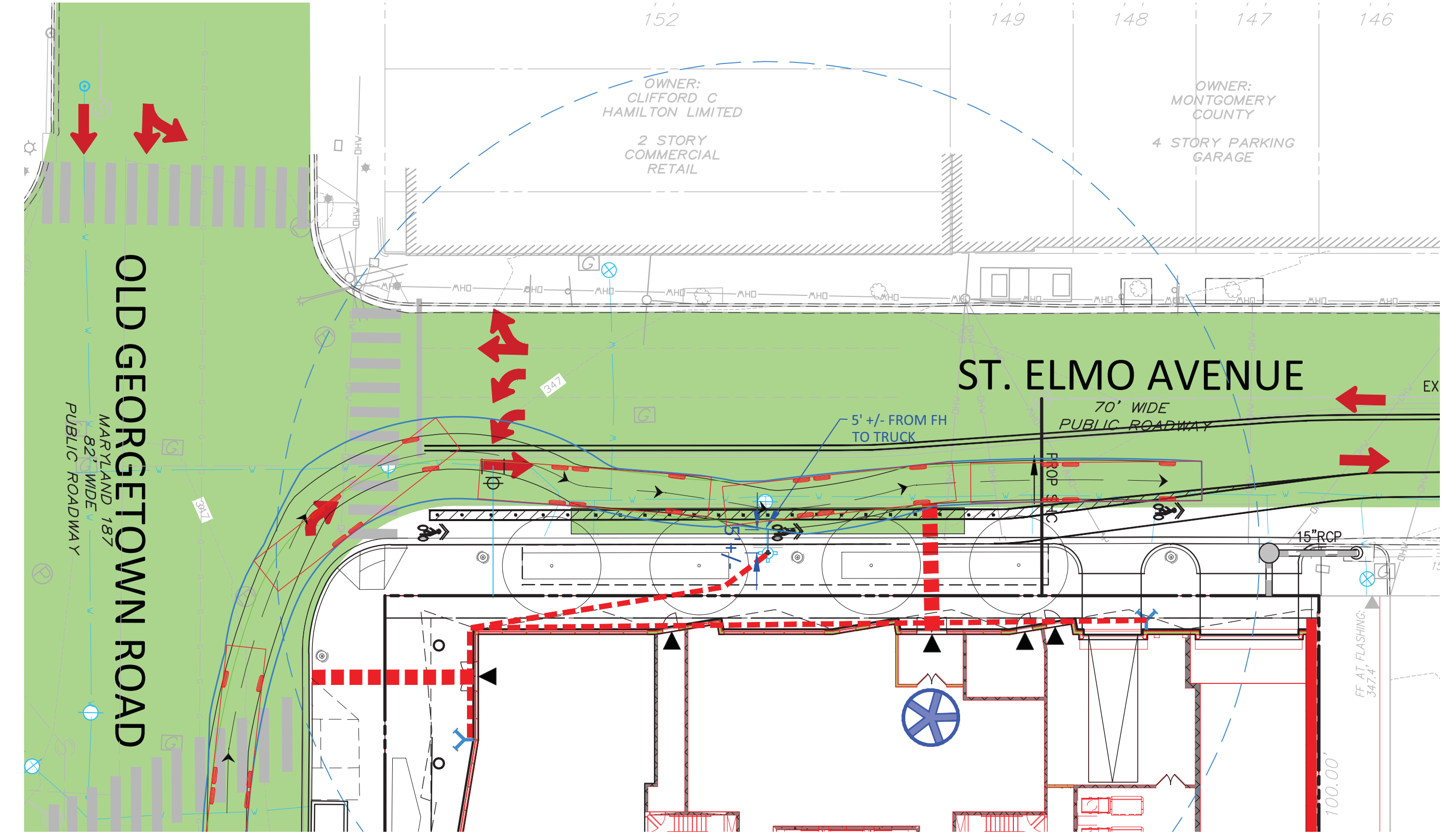
COLLAPSIBLE BOLLARD DETAIL



FLEX POST BOLLARD DETAIL
NOTE: BOLLARD DETAIL SPECIFICATIONS ARE PRODUCED BY THE MANUFACTURER, INSTALLED UNDER AND DIRECTED BY THE CONTRACTOR.



AT729
feet
Width: 8.00
Track: 8.00
Lock to Lock Time: 6.0
Steering Angle: 33.2



AUTOTURN FIRE TRUCK MOVEMENT

FIRE CODE ENFORCEMENT
Fire Department Access Review
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.
BY: SAC, PM: 43, DATE: 12/3/2024

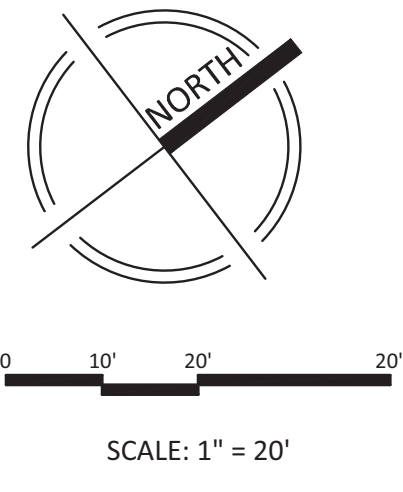
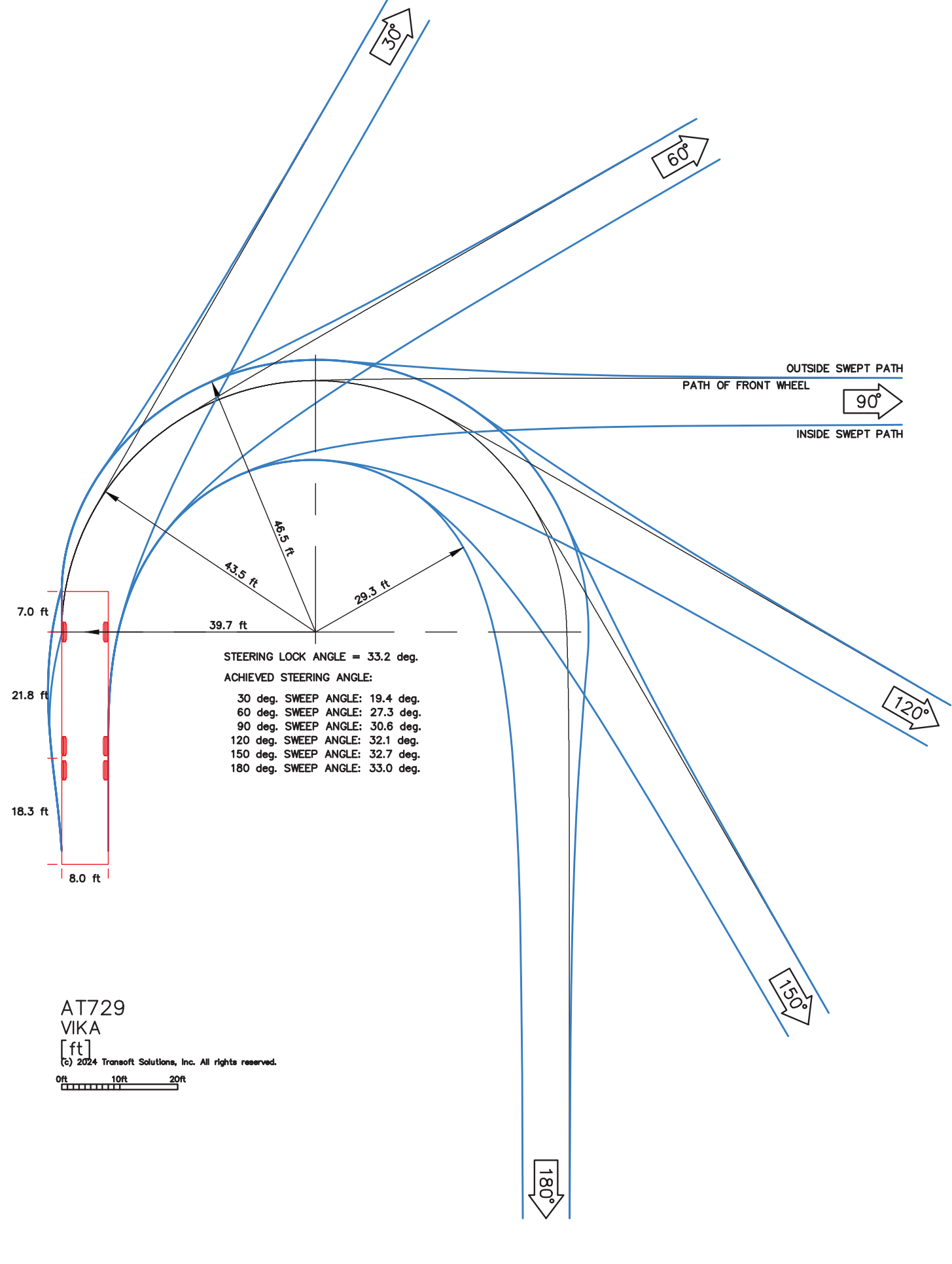


Table with 2 columns: REVISIONS, DATE. Multiple empty rows for recording changes.

7749 OLD GEORGETOWN ROAD
820240090
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 209NW05
TAX MAP: HN23

FIRE DEPARTMENT ACCESS PLAN



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.
MICHAEL B. COCHRAN, LICENSE NO. 22222
EXPIRATION DATE: JULY 19, 2026

DRAWN BY:
DESIGNED BY:
DATE ISSUED:
Vika Project VM14065
DRAWING NO.
SHEET NO. SP-4

NOT FOR CONSTRUCTION

"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.call811.com or http://www.misutility.net 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 56a of the Montgomery County Code.





**DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

Marc Elrich  
*County Executive*

Scott Bruton  
*Director*

October 22, 2024

Ms. Grace Bogdan  
Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor  
Wheaton, Maryland 20902

Re: 7749 Old Georgetown Road  
Preliminary Plan #120240070  
Site Plan #820240090

Dear Ms. Bogdan:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above-referenced plans and recommends Approval for up to 270 total dwelling units, including 41 (15%) MPDUs, in Bethesda, Maryland.

An Agreement to Build must be submitted to, reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). At the MPDU Agreement to Build stage, DHCA must approve the final MPDU locations, layouts, and bedroom mix. No more than 40% of units per floor may be designated MPDUs. The bedroom ratio for MPDUs must follow the bedroom ratio set in the market-rate units in the multifamily development.

Sincerely,

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)

[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



240-773-3556 TTY

**DPS-ROW CONDITIONS OF APPROVAL****October 10, 2024****820240090 7749 Old Georgetown Road**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

**“07-SITE-820240090-003.pdf V4”** uploaded on/ dated **“10/8/2024”** and

The followings need to be addressed prior to the certification of site plan:

1. We defer to MCDOT for the design of the proposed bike route on St. Elmo Ave.
2. Provide and ensure of safe truck turning movements (especially right turn).  
Adjustment of proposed curb radii may be necessary accordingly.
3. Provide and specify full compliance with standard Bethesda Streetscaping along the site frontage. Any deviation should be clearly specified for our review and approval.
4. Provide public sidewalk:
  - a. ensure/ show all sidewalks/ handicap ramps have matching receiving counterparts, are aligned and ADA connection is provided. Show/ label the existing sidewalks where connection is made.
  - b. to ADA standards and label/ notate accordingly.
  - c. Public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or PIE/ ROW for the additional sidewalk is needed.
  - d. Provide clear and visible PIE and public access easement label as needed on the site plan.
  - e. Ensure of positive drainage toward ROW throughout the site frontage.
5. The proposed storm drain system layout will be reviewed at ROW permit stage: ensure it is out of pavement except street crossings.
6. Ensure and label the proposed bike racks are designed per MCDOT requirements.
7. Ensure and notate that all non-woody landscaping in ROW need to be per MC-704.01.

---

# STONEBRIDGE

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Ms. Eileen Kao  
Chief, Waste Reduction and Recycling Section  
Recycling and Resource Management Division  
Montgomery County Department of Environmental Protection  
2425 Reddie Drive, 4<sup>th</sup> Floor  
Wheaton, MD 20902

September 11, 2024

Re: Recycling Facility Plan – 7749 Old Georgetown Road, Site Plan No. 820240090

Dear Ms. Kao,

On behalf of Stonebridge Associates, LLC, please accept this memo as a Recycling Facility Plan for the subject development. The following represents efforts by the project to exceed the County's required waste reduction & recycling standards. Below is a list of the initiatives we will be implementing, pending your approval. All residents will be notified of these amenities and their location(s) within the building.

- A) **Battery Recycling Collection** – Containers dedicated to all types of household dry cell batteries (e.g. alkaline, lithium, NiCad, rechargeable) and sizes (e.g. AA, AAA, C, C, 9-volt) will be provided in a central location within the building. We will arrange transportation of these materials to an off-site battery processing (not disposal) facility or utilize pre-paid collection kits from a battery collection and recycling service.
- B) **Plastic Bag Recycling** – Dedicated containers for the collection of plastic bags, plastic film, shrink wrap and other plastic films, will be provided in a central location within the building. We will arrange transportation of these items to a local grocery store that will accept plastic bags and film, or contract with a collection service to transport these materials to a recycling facility.
- C) **Compact Fluorescent Light (CFL) Bulb Recycling** – A dedicated container for CFL bulbs and tubes will be provided in a central location within the building. We will contract with a collection company with CFL recycling services or participate in mail back programs for CFL recycling.

The above items, in addition to the minimum County regulated requirements for recycling and disposal will enhance waste reduction and increase awareness of the recycling benefits available in the building. We will continue to work through the details of these plans and appreciate your support of our requested 5 public benefit points.



Thank you in advance for your consideration.

Sincerely,

SA 7749 OGR Investors, LLC,  
a Delaware limited liability company



---

Douglas M. Firstenberg, Manager

Accepted and Acknowledged:



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Ms. Eileen Kao  
Chief, Waste Reduction and Recycling Section  
Recycling and Resource Management Division  
Montgomery County Department of Environmental Protection





**From:** [Nauman, Mark](#)  
**To:** [Matthew Gordon](#); [Bogdan, Grace](#)  
**Cc:** [Chris Huffer](#); [Sachin Kalbag](#); [David P. Cerniglia](#); [Dickel, Stephanie](#)  
**Subject:** Re: 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model  
**Date:** Monday, October 7, 2024 10:48:30 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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

At face value this meets the intended 17.5% threshold, however, for permit submittal I will need to see the actual conversion calculations, not just the summary.

Grace, this looks good.

Thank you all for this update.

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---

**From:** Matthew Gordon <mgordon@sgrwlaw.com>  
**Sent:** Monday, October 7, 2024 10:32:27 AM  
**To:** Nauman, Mark <Mark.Nauman@montgomerycountymd.gov>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>  
**Cc:** Chris Huffer <chuffer@skiarch.com>; Sachin Kalbag <kalbag@vika.com>; David P. Cerniglia <cerniglia@stonebridge.us.com>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>  
**Subject:** RE: 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model

**[EXTERNAL EMAIL]**

Mark,

Please find the updated energy model that is responsive to your comments attached. Grace, we are uploading a copy in Eplans.

Thanks,  
Matt



**Matthew Gordon** | Partner | Attorney

[mgordon@sgrwlaw.com](mailto:mgordon@sgrwlaw.com)

Direct: [301-634-3150](tel:301-634-3150) | Office: [301-986-9600](tel:301-986-9600) | Mobile: [301-455-5451](tel:301-455-5451)





**Selzer Gurvitch Rabin Wertheimer & Polott, P.C.**

4416 East West Highway, Suite 400, Bethesda, MD 20814



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---

**From:** Nauman, Mark <Mark.Nauman@montgomerycountymd.gov>  
**Sent:** Monday, September 30, 2024 10:39 AM  
**To:** Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Matthew Gordon <mgordon@sgrwlaw.com>  
**Cc:** Chris Huffer <chuffer@skiarch.com>; Sachin Kalbag <kalbag@vika.com>; David P. Cerniglia <cerniglia@stonebridge.us.com>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>  
**Subject:** [EXT] Re: 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model

Please note, models cannot use energy cost as the metric, the model shall reflect the necessary conversions to energy use in calculating the zEPI score per the IgCC and then the calculations need to reflect the 17.5% minimum beyond the code requirement.

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---

**From:** Nauman, Mark <Mark.Nauman@montgomerycountymd.gov>  
**Sent:** Monday, September 30, 2024 10:33:15 AM  
**To:** Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Matthew Gordon <mgordon@sgrwlaw.com>  
**Cc:** Chris Huffer <chuffer@skiarch.com>; Sachin Kalbag <kalbag@vika.com>; David P. Cerniglia <cerniglia@stonebridge.us.com>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>  
**Subject:** Re: 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model

As noted in my previous email to them, they need to provide calculations reflecting a 17.5% improvement over the base zEPI score for the building type per the 2018 IgCC as amended.

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**From:** Bogdan, Grace <grace.bogdan@montgomeryplanning.org>  
**Sent:** Monday, September 30, 2024 10:30:15 AM  
**To:** Nauman, Mark <Mark.Nauman@montgomerycountymd.gov>; Matthew Gordon <mgordon@sgrwlaw.com>  
**Cc:** Chris Huffer <chuffer@skiarch.com>; Sachin Kalbag <kalbag@vika.com>; David P. Cerniglia <cerniglia@stonebridge.us.com>; Dickel, Stephanie <Stephanie.Dickel@montgomeryplanning.org>  
**Subject:** RE: 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model

**[EXTERNAL EMAIL]**

Thanks, Mark, for the quick comments. We typically condition the project to provide the final report at building permit, but can you please confirm what else will need to be updated with this draft model before Planning Board consideration? The Applicant is requesting 15 points for exceeding the standard by 17.5%.

Grace

---

**From:** Nauman, Mark <Mark.Nauman@montgomerycountymd.gov>  
**Sent:** Monday, September 30, 2024 9:43 AM  
**To:** Matthew Gordon <mgordon@sgrwlaw.com>  
**Cc:** Chris Huffer <chuffer@skiarch.com>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Sachin Kalbag <kalbag@vika.com>; David P. Cerniglia <cerniglia@stonebridge.us.com>  
**Subject:** Re: 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model

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

Okay, the model shall reflect the appropriate zEPI/co2 values for the use as noted in the 2018 IgCC (amended). Provide the calculations to demonstrate compliance.

At this point I cannot bless this model.

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---

**From:** Matthew Gordon <mgordon@sgrwlaw.com>  
**Sent:** Monday, September 30, 2024 9:19:19 AM  
**To:** Nauman, Mark <Mark.Nauman@montgomerycountymd.gov>  
**Cc:** Chris Huffer <chuffer@skiarch.com>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Sachin Kalbag <kalbag@vika.com>; David P. Cerniglia <cerniglia@stonebridge.us.com>  
**Subject:** RE: 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model

**[EXTERNAL EMAIL]**

Mark,

We are still Site Plan. Building permit will come after Site Plan approval.

Thanks,  
Matt



**Matthew Gordon** | Partner | Attorney

[mgordon@sgrwlaw.com](mailto:mgordon@sgrwlaw.com)

Direct: [301-634-3150](tel:301-634-3150) | Office: [301-986-9600](tel:301-986-9600) | Mobile: [301-455-5451](tel:301-455-5451)



**Selzer Gurvitch Rabin Wertheimer & Polott, P.C.**

4416 East West Highway, Suite 400, Bethesda, MD 20814



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---

**From:** Nauman, Mark <Mark.Nauman@montgomerycountymd.gov>

**Sent:** Monday, September 30, 2024 9:08 AM

**To:** Matthew Gordon <mgordon@sgrwlaw.com>

**Cc:** Chris Huffer <chuffer@skiarch.com>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>; Sachin Kalbag <kalbag@vika.com>; David P. Cerniglia <cerniglia@stonebridge.us.com>

**Subject:** [EXT] Re: 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model

Please provide the building permit number.

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---

**From:** Matthew Gordon <mgordon@sgrwlaw.com>

**Sent:** Friday, September 27, 2024 3:38:48 PM

**To:** Nauman, Mark <Mark.Nauman@montgomerycountymd.gov>

**Cc:** Chris Huffer <chuffer@skiarch.com>; Bogdan, Grace <grace.bogdan@montgomeryplanning.org>;



Sachin Kalbag <kalbag@vika.com>; David P. Cerniglia <cerniglia@stonebridge.us.com>  
**Subject:** 7749 Old Georgetown Road (Site Plan No. 820240090) - energy model

**[EXTERNAL EMAIL]**

Mark,

Please find the energy/use generation model for the above-referenced Site Plan application attached. Grace, we will upload a copy in ePlans as well.

Thanks,  
Matt



**Matthew Gordon** | Partner | Attorney

[mgordon@sgrwlaw.com](mailto:mgordon@sgrwlaw.com)

Direct: [301-634-3150](tel:301-634-3150) | Office: [301-986-9600](tel:301-986-9600) | Mobile: [301-455-5451](tel:301-455-5451)



**Selzer Gurvitch Rabin Wertheimer & Polott, P.C.**

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\_\_\_\_\_

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