Date of Mailing: December 15, 198[illegible]

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 209 0-3760

Action: Approved Staff Recommendation with modifications (Motion of Comm. Floreen, seconded by Comm. Hewitt, with a vote of 5-0; Commissioners Floreen, Hewitt, Keeney, Henry and Christelle: voting in favor).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-87171
NAME OF PLAN: BURNING TREE VALLEY-HOLTON ARM

On 06-10-87, HOLTON ARMS SCHOOL, INC. , submitted an application for the approval of a preliminary plan of subdivision of property in the R 200 zone. The application proposed to create 1 lots on 48478.00 SQ FEET of land. The application was designated Preliminary Plan 1-87171. On 12-03-87, Preliminary Plan 1-87171 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing , the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-87171 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-87171, subject to the following conditions:

1. Agreement with Planning Board limiting development to private educational institution ~~with 230 pupils~~ and providing for reforestation plan and cleanup policy to be reviewed by staff prior to release of building permit
2. Dedication along River Road (200' right-of-way)
3. SHA requirements for deceleration and acceleration lanes
4. Conditions of DEP stormwater management waiver
5. Provision of 30' conservation easement along both sides of Booze Creek except for storm drain outfalls and existing facilities
6. Other necessary easements
7. Provide emergency access to Burdette Road (strictly limited to emergency vehicles)
8. Lot to include all of Booze Creek within applicable property

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9. Landscaping plan to be approved by Planning Board prior to construction
10. Board of Appeals clarification that special exception approval is for 48.47 acres

PRELIMINARY PLAN AMENDMENT SUMMARY

1 REQUEST TO AMEND PRELIMINARY PLAN CONDITION #1.

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF PRELIMINARY PLAN APPROVAL NO. 119871710 INCLUDING APPROVAL CONDITIONS, AND CERTIFIED PRELIMINARY PLAN.

DEVELOPER: HOLTON-ARMS SCHOOL COMPANY TRACEY FUDGE CONTACT PERSON

ADDRESS: 7303 RIVER ROAD, BETHESDA, MD 20817

PHONE: (301) 365-5934

EMAIL: TRACEY.FUDGE@HOLTON-ARMS.EDU

SIGNATURE: _____

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LAND PLANNING

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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, Lic. No. 20196, Exp. Date: 01.27.2028

OWNER/APPLICANT:

HOLTON-ARMS SCHOOL INC.
7303 RIVER ROAD
BETHESDA, MD 20817

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP GK33 WSSC 218NW07

PLAT 24741

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 4
BURNING TREE VALLEY
HOLTON-ARMS SCHOOL

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	NTS
DATE	03.02.2026

PRELIMINARY PLAN 119871710 RESOLUTION

PP0.11

PROJECT NO.	2005.133.21
SHEET NO.	1 OF 1

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