

CU 25-07, Davis Hill Development

EXHIBIT LIST

1. Application for Conditional Use- Property Owner Authorization Letter
2. Table of Contents
3. Letter of Representation by Applicant's Counsel
4. List of Abutting & Confronting Property Owners- Civic HOA Other Interested Parties
5. Applicant's Statement of Justification
 - a. SOJ Exhibit A- Potomac Edison Company Interconnection Preliminary Approval
 - b. SOJ Exhibit B- Montgomery County Green Bank Support Letter
 - c. SOJ Exhibit C- Pre-Submittal Community Meeting Minutes
 - d. SOJ Exhibit D- SOJ Expert Witness Resumes
 - e. Expert Witness submitted 07.23.25- Torry Hanna
6. Traffic Statement
7. Conditional Use Plans
 - a. ~~Conditional Use Cover Sheet Conditional Use Existing Conditions~~ *(Replaced by Exhibit 16a)*
 - b. Conditional Use Existing Condition
 - c. ~~Conditional Use Site Plan~~ *(Replaced by Exhibit 16b)*
 - d. Conditional Use Site Details
 - e. ~~Conditional Use Site Section and Elevation~~ *(Replaced by Exhibit 16c)*
 - f. ~~Conditional Use Fire Hydrant and Emergency Access Plan~~ *(Replaced by Exhibit 16d)*
 - g. ~~Conditional Use Emergency Access Details~~ *(Replaced by Exhibit 16e)*
8. ~~Landscape Plans~~
 - a. ~~Site Landscape Plan~~ *(Replaced by Exhibit 17a)*
 - b. ~~Detailed Site Landscape Plan~~ *(Replaced by Exhibit 17b)*
 - c. ~~Landscape Notes & Details (1 of 2)~~ *(Replaced by Exhibit 17c)*
 - d. ~~Landscape Notes & Details (2 of 2)~~ *(Replaced by Exhibit 17d)*
9. National Resource Inventory (NRI)/Forest Stand Delineation (FSD)
 - a. Approved NRI FSD Cover Sheet
 - b. Approved NRI FSD Overall Vicinity Map
 - c. Approved NRI FSD Plan (1 of 3)
 - d. Approved NRI FSD Plan (2 of 3)
 - e. Approved NRI FSD Plan (3 of 3)
 - f. Approved NRI FSD Notes & Tables (1 of 2)
 - g. Approved NRI FSD Notes & Tables (2 of 2)
10. ~~Forest Conservation Plans (FCP)~~

- ~~a. Final FCP Cover Sheet~~ (Replaced by Exhibit 18a)
- ~~b. Final FCP Overall Vicinity Map~~(Replaced by Exhibit 18c)
- ~~c. Final FCP Overall Plan~~ (Replaced by Exhibit 18d)
- ~~d. Final FCP Detailed Plan~~ (Replaced by Exhibit 18e)
- ~~e. Final FCP Notes & Details~~ (1 of 2) (Replaced by Exhibit 18f)
- ~~f. Final FCP Notes & Details~~ (2 of 2) (Replaced by Exhibit 18g)

~~11. Stormwater Management (SWM)~~

- ~~a. SWM Cover Sheet~~(*Replaced by Exhibit 19a*)
- ~~b. SWM Existing Conditions~~(1 of 2)(Replaced by Exhibit 19b)
- ~~e. SWM Existing Conditions~~(2 of 2)(Replaced by Exhibit 19c)
- ~~d. SWM Existing Drainage Area Map~~ (Replaced by Exhibit 19d)
- ~~e. SWM Proposed Drainage Area Map~~(Replaced by Exhibit 19e)
- ~~f. SWM Concept Proposed Plan~~ (1 of 2)(Replaced by Exhibit 19f)
- ~~g. SWM Concept Proposed Plan~~ (2 of 2) (Replaced by Exhibit 19g)
- ~~h. Micro Bioretention Inset and Landscaping Plan~~ (Replaced by Exhibit 19h)

12. Certified Zoning Vicinity Map

13. Notice of Hearing-06.25.2025

14. Applicant's Pre-Hearing Statement (sent 6.30.2025 after office hours)

15. Staff Report Completed on 06.16.2025

- a. Attachments

16. Conditional Use

- a. Cover Sheet
- b. Conditional Use Site Plan
- c. Conditional Use Site Sections and Elevations
- d. Conditional Use Fire Hydrant & Emergency Access Plan
- e. Emergency Access Details

17. Landscape Plans

- a. Site Landscape Plan
- b. Detailed Site Landscape Plan
- c. Landscape Notes & Details (Notes 1 of 2)
- d. Landscape Notes & Details (Notes 2 of 2)
- e. Drainage Divide Map
- f. Present Runoff Curve Number and Runoff
- g. Developed Runoff Curve Number and Runoff

18. Forest Conservation Plans

- a. Cover Sheet
- b. Final Approvals

- c. Overall Vicinity Map
 - d. Overall Plan
 - e. Detailed Plan
 - f. Final FCP Notes & Details (1 of 2)
 - g. Final FCP Notes & Details (2 of 2)
19. Stormwater Management (SWM)
- a. Cover Sheet
 - b. Existing Conditions (1 of 2)
 - c. Existing Conditions (2 of 2)
 - d. Existing Drainage Area Map
 - e. Proposed Drainage Area Map
 - f. Proposed Plan (1 of 2)
 - g. Proposed Plan (2 of 2)
 - h. Micro Bioretention Inset and Landscape Planning
 - i. SWM Approval Letter
20. Right-of-Way Dedication Exhibit
21. Letters Opposing Conditional Use Application
- a. Dawn McDonald sent 07.15.25
 - b. Holly Larisch sent 07.25.25
 - c. Carol de Ramon 07.25.25
22. Applicant's Acceptance for the Requirements of the Posting of Signs.
23. Planning Board Transmittal Letter recommending Approval of Conditional Use (3-1)
24. Planning Board Resolution of the Forest Conservation Plan
25. Email from Hearing Examiner, Khandikile Sokoni to Planning Staff sent 07.18.25 ; Re: Clarification on certain points in Staff Report.
26. Staff's Supplemental Report in response to Exhibit 25 sent 07.25.25
27. Received at the July 29th Hearing: Affidavit of Posting
28. Post-Hearing Submission requested by Hearing Examiner: Excerpt of Lease (Decommissioning Provision)

