

January 7, 2026

Khandikile Mvunga Sokoni
Hearing Examiner
Office of Zoning and Administrative Hearings
100 Maryland Avenue, 6th Floor
Rockville, MD 20850
(via email: ozah@montgomerycountymd.gov)

Re: LMA H-159 — Submission of Reference Excerpts – Stormwater Planning Context

To the Office of Zoning and Administrative Hearings:

I am submitting the attached documents for inclusion in the record as reference materials related to public testimony concerning stormwater considerations associated with the proposed Notley Road development.

The submission consists of limited, excerpted pages from two publicly available planning and design documents:

1. Montgomery County Drainage Design Criteria

Excerpted pages are submitted solely to illustrate how the County defines design rainfall through intensity-duration-frequency data and how concentrated stormwater flows are addressed in County standards. These excerpts are provided for reference only and are not submitted as site-specific engineering analysis.

<https://www.montgomerycountymd.gov/dot-dte/Resources/Files/MCDrainageDesignCriteria10thRevised1Final.pdf>

2. Ellicott City Watershed Master Plan (Final Adopted)

Excerpted pages are submitted for planning context to illustrate how flooding and stormwater have been addressed as watershed-scale and land-use considerations in an adopted Maryland county planning document following significant flooding events. The excerpts are not intended to summarize the full plan or to draw comparisons to the subject property.

<https://www.howardcountymd.gov/sites/default/files/2021-03/Ellicott%20City%20Watershed%20Master%20Plan%20Final%20Adopted.pdf>

For convenience only, the full versions of the referenced public documents are available at the links above. The testimony relies solely on the attached excerpts.

Where excerpts consist of full pages, only the portions relevant to the referenced planning concepts are relied upon; other material appearing on the same pages is included solely because the excerpts are reproduced as complete pages.

These materials are submitted to provide context for public testimony concerning the relevance of stormwater feasibility to zoning-stage land-use decisions. They are not offered as design evidence, compliance determinations, or proposed mitigation measures.

Thank you for including these materials in the record.

Respectfully submitted,

Toni F. Deboeck

13811 Shannon Drive

Silver Spring, MD 20904

301-256-4949

tfdeboeck@gmail.com