



Development Review Division  
**Montgomery County Planning Department**  
 Maryland-National Capital Park and Planning Commission

*Area # 2*  
1 of 5

Effective: October 29, 2009

8787 Georgia Avenue  
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4595  
 Fax 301.495.1306

**PRELIMINARY PLAN APPLICATION**

Initial Application  Final Application  Revised Application  Amendment

(MNCPPC Staff Use Only)		
File Number	1 20120290	Fee (attach worksheet) <i>PP + SPA</i> <u>(59,000.00 + 5,750.00)</u>
Date Application Received	<u>6/19/2012</u>	Fee Received by <u>(AB)</u>
NRI/FSD File No., if applicable	4 <u>20121230</u>	DRC Meeting Date <u>7/23/2012</u>
		MCPB Hearing Date

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

**Preliminary Plan Name (Subdivision):** TRAVILAH GROVE Acres 13.72 Sq.ft. 597,876

200 scale Base Map # 219NW10 Tax Map # FR343 Special Protection Area Piney Branch ~~\*~~

Property Tax Account Number(s) associated with the plan (8 digits)

A. 00049938 B. 00049962 C. 00052696 D. 00050904 E. 00049951  
 F. 00049940 G. \_\_\_\_\_ H. \_\_\_\_\_ I. \_\_\_\_\_ J. \_\_\_\_\_

**Location:** (Complete either A or B)

A. On TRAVILAH ROAD, 630 feet NE of UNICORN WAY  
Street Name (N,S,E,W etc.) Nearest Intersecting Street

B. \_\_\_\_\_ quadrant, intersection of \_\_\_\_\_ and \_\_\_\_\_  
(N,S,E,W etc.) Street Name Street Name

**Subdivision Information:** (Complete either C, if located within a recorded subdivision, or D) \*See Attached

C. Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

D. Parcel \_\_\_\_\_ Liber \_\_\_\_\_ Folio \_\_\_\_\_; Parcel \_\_\_\_\_ Liber \_\_\_\_\_ Folio \_\_\_\_\_; Parcel \_\_\_\_\_ Liber \_\_\_\_\_ Folio \_\_\_\_\_

**Applicant**  Owner,  Owner's Representative, or  Contract Purchaser – check applicable; written verification required if not the owner.)

TRAVILAH GROVE, LLC. LEW FLASHENBERG  
Name Contact Person  
15215 SHADY GROVE ROAD, SUITE 201  
Street Address  
ROCKVILLE MARYLAND 20850  
City State Zip Code  
(301) 330-9011 (301) 442-3503 LFLASHY@YAHOO.COM  
Telephone Number ext. Fax Number E-mail

**Owner** (If Applicant is a representative or contract purchaser, list owner here)

RICKMAN TRAVILAH III, LLC. C/O RICKMAN MANAGEMENT CORP  
Name Contact Person  
15215 SHADY GROVE ROAD, SUITE 201  
Street Address  
ROCKVILLE MARYLAND 20850  
City State Zip Code  
(301) 840-2011  
Telephone Number ext. Fax Number E-mail

**Engineer or Surveyor**

LOIEDERMAN SOLTESZ ASSOCIATES  
 Name  
 2 RESEARCH PLACE, SUITE 100  
 Street Address  
 ROCKVILLE MARYLAND 20850  
 City State Zip Code  
 (301) 948-2750 KREED@LSASSOCIATES.NET  
 Telephone Number ext. Fax Number E-mail

**Attorney**

LYNOTT, LYNOTT, & PARSONS, P.A.  
 Name  
 11 NORTH WASHINGTON STREET, SUITE 220  
 Street Address  
 ROCKVILLE MARYLAND 20850  
 City State Zip Code  
 (301) 424-5100 (301) 279-0346 JLYNOTT@LLPLAWFIRM.COM  
 Telephone Number ext. Fax Number E-mail

**Development Information: (See attached Submission Requirements, section 5)**

Method of Development:  Standard  Cluster  MPDU  TDRs, # \_\_\_\_\_  Other \_\_\_\_\_

Attach separate sheet with TDR serial numbers (example 10-6222)

Zoning	Overlay Zone	Acres	Development Type Code	Existing Previously Approved Resid'l du/ Comm'l sf	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	*	MPDU du	Other Affordable Housing du	Age Restricted Housing du	Senior Housing du	# of Lots	# of Out-lots
CR0.5		13.72	GR	0	0	300		38				1	
			CM	13142	0	0							
Total plan acres		13.72	Total Resid'l	0	0	300	0	38	0	0	0	1	0
			Total Comm'l	13142	0	0						0	0

\* Maximum number of dwelling units (du) allowed by zoning ↑ (make only 1 entry per zone)

**Areas Dedicated to Public Use:**

Road ROWs	Other ROWs	Schools	Parks	Other	Total
0.41					0.41

**Supplementary Information:**

Previous Plan Submittals: (enter information, if applicable)  
 Zoning case (attach Council resolution) Date granted \_\_\_/\_\_\_/\_\_\_ Case No. G- \_\_\_\_\_  
 Special Exception Case No. \_\_\_\_\_ Variance: Case No. A- \_\_\_\_\_  
 Pre-Application Submission Name: \_\_\_\_\_ File Number 7- \_\_\_\_\_  
 Project Plan Name: \_\_\_\_\_ File Number 9- \_\_\_\_\_  
 Preliminary Plan Name: \_\_\_\_\_ File Number 1- \_\_\_\_\_  
 Site Plan Name: \_\_\_\_\_ File Number 8- \_\_\_\_\_  
 If resubdivision of recorded lots, enter M-NCPPC record plat book & page \_\_\_\_\_

Describe the nature of the amendment or revision, if applicable. (Note: This form applies only to full plan amendments.)  Attached

Is this preliminary plan being reviewed concurrently with? Project Plan 9- \_\_\_\_\_ or Site Plan 8- \_\_\_\_\_

Has the applicant had any pre-submission meetings with M-NCPPC staff?  Yes  No  
 Name of Staff: S.Findley, L.Knaggs, E.Axler, J.Sloan, P.Butler Date of meeting(s): 3/13/2012 (Submit minutes)

Is this preliminary plan being reviewed as a "Green Tape" project for affordable housing?  Yes  No

Is the property in the Locational Atlas and Index of Historic Sites?  Yes  No

Is the property in the Master Plan for Historic Preservation?  Yes  No

Is the property in an incorporated municipality?  Yes, \_\_\_\_\_  No

Is the property in a special taxing district?  Yes, \_\_\_\_\_  No

Is the property within a school cluster in moratorium under the current Annual Growth Policy?  Yes  No  
 If yes, which one? \_\_\_\_\_

Waiver(s) requested, if any  Yes, \_\_\_\_\_  No  
 (Identify code section and address in the Statement of Justification)  Justification attached

Legal restrictions on property not shown on plan, if any (See Submission Requirements, section 4.17)

\*MNCPPC does not enforce private easements or any other private legal agreements, but they should be noted as part of the application.

**Existing Sewer and Water Categories:**

Existing Service Category: Sewer S-3 Water W-3  
 Pending Service Category: Sewer \_\_\_\_\_ Water \_\_\_\_\_

**Proposed Sanitary Systems:**  Public Water  Public Sewer  Well  Septic

Applicant hereby certifies that he/she  is the sole owner of the subject property,  is otherwise legally authorized to represent the owner(s) (written verification provided), or  is a contract purchaser authorized to submit this application by the property owner (written verification provided). Applicant hereby acknowledges that the 60-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulation, will not commence until final plan drawings and all supporting information necessary for a decision on the subject application is provided to the Montgomery County Department of Planning so that it can be referred to the appropriate agencies for final comment.

**Signature of Applicant** (Owner, Owner's Representative or Contract Purchaser)

  
 Signature

4/20/12  
 Date

Lewis Flasher  
 Name (Type or Print)



	No. Copies	Engineer/Surveyor	M-N-C-P-P-C Staff
3.13 For sites other than single-family dwellings, identify uses proposed with dimensions and areas of each site, with interior drives and access shown.....			
3.14 Existing/proposed wells (with well arcs) and septic areas on-site and within 100' of property boundary.....			
3.15 Areas for stormwater management, open space, recreation, forest conservation, trails and sidewalks (on-site).....			
3.16 Existing topography at maximum 5' contour intervals.....			
3.17 Conceptual grading/limits of disturbance.....			
3.18 Staging sequence/development program.....			
3.19 Special requirements for cluster, TDR, and MPDU plans.....			
<b>4. Supporting Functional Information/Drawings:</b>			
4.1 Approved Natural Resources Inventory / Forest Stand Delineation.....	8	Submitted	✓
4.2 Proposed Forest conservation plan and worksheet or FCP Exemption letter.....	10	Submitted	✓
4.3 Proposed stormwater management concept (must include a copy of completed SWM application form with MCDPS number) .....	12	Submitted	✓
4.4 Storm drainage area study per MCDPWT requirements, with map showing and labeling upstream watershed.....	12	Submitted	✓
4.5 Traffic study or traffic operation statement including:			
4.5.1 Local Area Traffic Review/Policy Area Mobility Review.....	8	Submitted	✓
4.5.2 Circulation, Queuing, and Traffic signal warrant analyses (if necessary).....	8	Submitted	✓
4.6 Tentative street profiles.....	8	<del>Submitted</del>	—
4.7 Sight distance evaluation certification for county and state roads (use county or state forms, as applicable).....	5	Submitted	✓
4.8 WSSC Preliminary Plan Information Sheet..... <i>W/PAID RECEIPT</i>	2	Submitted	✓
4.9 Existing lot layout for residential resubdivisions with delineation of neighborhood, and data table of adjoining lots demonstrating compliance with the resubdivision criteria contained in Section 50-29(b) of the Subdivision Regulations.....	2	n/a	—
4.10 Existing record plat for existing lots being resubdivided under Section 50-29(b) of the Subdivision Regulations.....	2	n/a	—
4.11 Required information for Health Department approval of septic areas.....	5	n/a	—
4.12 Off-site utility connections and other off-site features affecting plan..	10	✓	✓
4.13 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 or required TDRs.....	2	✓	ON PLAN
4.14 Draft traffic mitigation agreement if site is located in transportation management district or subject to PAMR trip reduction.....	2	n/a	—
4.15 Composite plan, if preliminary plan includes more than one sheet.....	2	n/a	—
4.16 Minutes from any pre-submission meeting(s) with staff.....	2	Submitted	✓
4.17 Details regarding legal restrictions on the property .....	2	n/a	—

*DOT PAID RECEIPT*

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The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of  Engineer,  Surveyor

*W.K.R.*

Signature WILLIAM K. REED  
Name (Type or Print)

6/19/12  
Date

Account Number	Owner Name	Parcel Number	Land Area
00049938	Rickman Travilah LLC	P834	163,786 sf
00049962	Rickman Travilah LLC	N777	111,011 sf

Account Number	Owner Name	Parcel Number	Land Area
00052696	Rickman Travilah II LLC	P725	87,120 sf
00050904	Rickman Travilah II LLC	P671	56,628 sf

Account Number	Owner Name	Parcel Number	Land Area
00049951	Rickman Travilah III LLC	P728	155,509 sf
00049940	Rickman Travilah III LLC	P679	5,128 sf

Montgomery County Planning Board  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Property located in Rockville, Maryland and identified as Parcels P834, N777, P725, P671, P728, and P679 (the "Property") – Preliminary Plan of Subdivision and/or Site Plan Applications (collectively, the "Applications")

To Whom It May Concern:

Rickman Travilah, LLC, as the owner of referenced Parcel P834 and Parcel N77; Rickman Travilah II, LLC as the owner of referenced Parcel P725 and Parcel P671; and Rickman Travilah III, LLC as the owner of referenced Parcel P728 and Parcel P679; hereby authorize and consent to the filing of Applications by Travilah Grove, LLC and its authorized representatives ("Developer") for the development of residential uses and its associated amenities and infrastructure on the Property. Develop, by and through its authorized representatives, is therefore authorized to execute all necessary forms and documents and submit plans and drawings in furtherance of the Applications.

Thank you,

Rickman Travilah, LLC.

By: [Signature]  
Name: William M. Rickman  
Title: Managing Member

Rickman Travilah II, LLC.

By: [Signature]  
Name: William M. Rickman  
Title: Managing Member

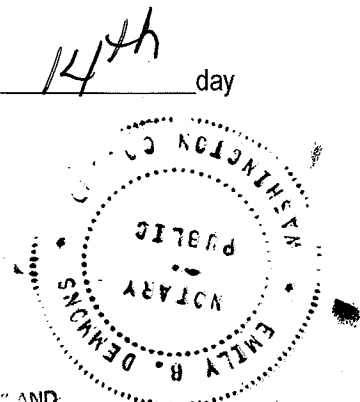
Rickman Travilah III, LLC.

By: [Signature]  
Name: William M. Rickman  
Title: Managing Member

Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this 14<sup>th</sup> day of June, 2012.

Emily B Demmons  
Notary Public

My Commission expires: October 25<sup>th</sup> 2014



EMILY B. DEMMONS  
NOTARY PUBLIC AND  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires October 25, 2014