

Engineer or Surveyor

Would you like to receive ePlans notifications? * Yes No

Soltesz		Brandon Fritz	
<i>Company Name</i>		<i>Contact Person</i>	
2 Research Place, Suite 100			
<i>Street Address</i>			
Rockville		MD	20850
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 948-2750		bfritz@solteszco.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

FCP Plan Preparer, if applicable

Would you like to receive ePlans notifications? * Yes No

Proper Tree Care, LLC		Don Zimar	
<i>Company Name</i>		<i>Contact Person</i>	
10105 Residency Road Suite 207			
<i>Street Address</i>			
Manassas		VA	20110
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(703) 331-3731		dzimar@savetrees.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

Attorney

Would you like to receive ePlans notifications? * Yes No

Linowes and Blocher LLP		Barbara Sears	
<i>Company Name</i>		<i>Contact Person</i>	
7200 Wisconsin Avenue, Suite 800			
<i>Street Address</i>			
Bethesda		MD	20814
<i>City</i>		<i>State</i>	<i>Zip Code</i>
(301) 961-5157		bsears@linowes-law.com	
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

Other: _____

Would you like to receive ePlans notifications? * Yes No

<i>Company Name</i>		<i>Contact Person</i>	
<i>Street Address</i>			
Select one of the following:			
<i>City</i>		<i>State</i>	<i>Zip Code</i>
<i>Telephone Number</i>	<i>Fax Number</i>	<i>E-mail</i>	<i>*required if checked yes</i>

Development Information: (See Submission Requirements)

Method of Development: Standard Optional Cluster MPDU TDR BLT

No. of TDRs _____ BLT square footage _____

Zoning	Overlay Zone	Acres	Development Type Code	On the Ground Built Resid'l du / Comm'l sf	Previously Approved Resid'l du/ Comm'l sf	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	*	MPDUs	Other Affordable Housing Du	Age Rest. Housing du	Senior Housing du
CR2.0, C-1,R-1.5, H-200	NON	9	HI-MF Apts/Condo-5 St	0.00	0.00	0.00	641.00					
CR2.0.C.25,R-1.75,H-75	NON	4	GR-MR Apts/Condo-4 St	3,120.00	3,120.00	0.00	50.00					
CRN.75,C-0,R-.75,H-50	NON	3	TW-Single Family, Att	0.00	0.00	0.00	54.00					
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
	NON		AC-Commercial, Agric									
Total plan acres		17	Total Resid'l	0.00		0.00	745.00					
			Total Comm'l		3,120.00		15,000.00					
* Maximum number of dwelling units allowed by zoning ↑ (make only one entry per zone)												

Total Number of Proposed Development Lots/Parcels 111 Lots
Total Number of Proposed Outlots _____ Total Number of Proposed Non-Development Parcels 20
Total Square footage of Areas Dedicated to Public Use: 1.40

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Zoning case Case No. _____
Development Plan/Schematic DP Case No. _____
Conditional Use/Special Exception Case No. _____
Variance Case No. _____
NRI/FSD (if applicable) File Number 4- 20182300
Pre-Application Submission File Number 7- _____
Concept Plan File Number 5- _____
Project Plan File Number 9- _____
Sketch Plan File Number 3- 20190070
Preliminary Plan File Number 1- _____
Site Plan File Number 8- _____

If property contains recorded lots, enter M-NCPPC record plat number(s) 13977, 20343, 23187

Is this preliminary plan being reviewed concurrently? Sketch/Project Plan _____ or Site Plan _____

Has the applicant had any pre-submission meetings with M-NCPPC staff? Yes No

Name of Staff: Tamika Graham Date of meeting(s): 12/16/2019

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 within a school cluster in moratorium under the current Annual Growth Policy? Yes No

Does this project use deed transfers from other properties, if yes, list the property ID Nos. Yes No

1: _____ 2: _____ 3: _____ 4: _____ 5: _____
6: _____ 7: _____ 8: _____ 9: _____ 10: _____

Waiver(s) requested, if any Yes No (Identify code section and address in a separately provided Statement of Justification)

Are there any legal restrictions on property not shown on plan*? Yes No

(If any, address in your Statement of Justification.)

*NOTE: 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-1 Water W-1

Pending Service Category: Sewer _____ Water _____

Proposed Sanitary Systems: Public Water Public Sewer Well Septic

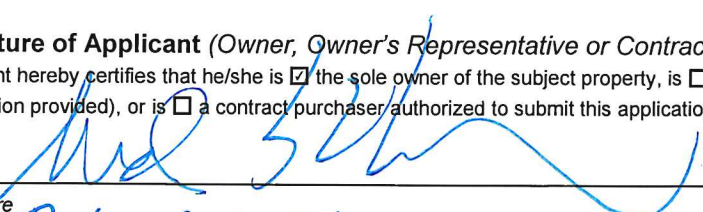
Forest Conservation Plan Supplemental Information

Does the FCP involve impacts to trees that require a variance per the Forest Conservation Law? Yes No

Is amendment in response to violation? Yes No

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

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).



Signature Richard S. Cohen

Name (Type or Print)

1/13/2020

Date