



MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Staff Report: Site Plan Amendment 81990069B, Montgomery Industrial Park, Lot 32

CONSENT ITEM #: _____

MCPB HEARING

DATE: July 29, 2010

REPORT DATE: July 19, 2010

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
 Robert Kronenberg, Supervisor
 Development Review Division

FROM: Molline Smith, Senior Planner
 Development Review Division
 301.495.4573
 Molline.Smith@mncppc-mc.org



APPLICATION DESCRIPTION:

The Applicant has requested to 1) expand the south service drive canopy; 2) reconfigure the existing second floor for the installation of a skylight; 3) reconfigure the existing interior showroom, customer lounge, offices and service shop areas; and 4) delete 11 service parking spaces on 4.35 total acres of land zoned I-1 within the Fairland Master Plan.

APPLICANT: Eastern Diversified Properties, Inc.

FILING DATE: May 13, 2010

RECOMMENDATION: Approval of the site plan amendment and adoption of the draft resolution.

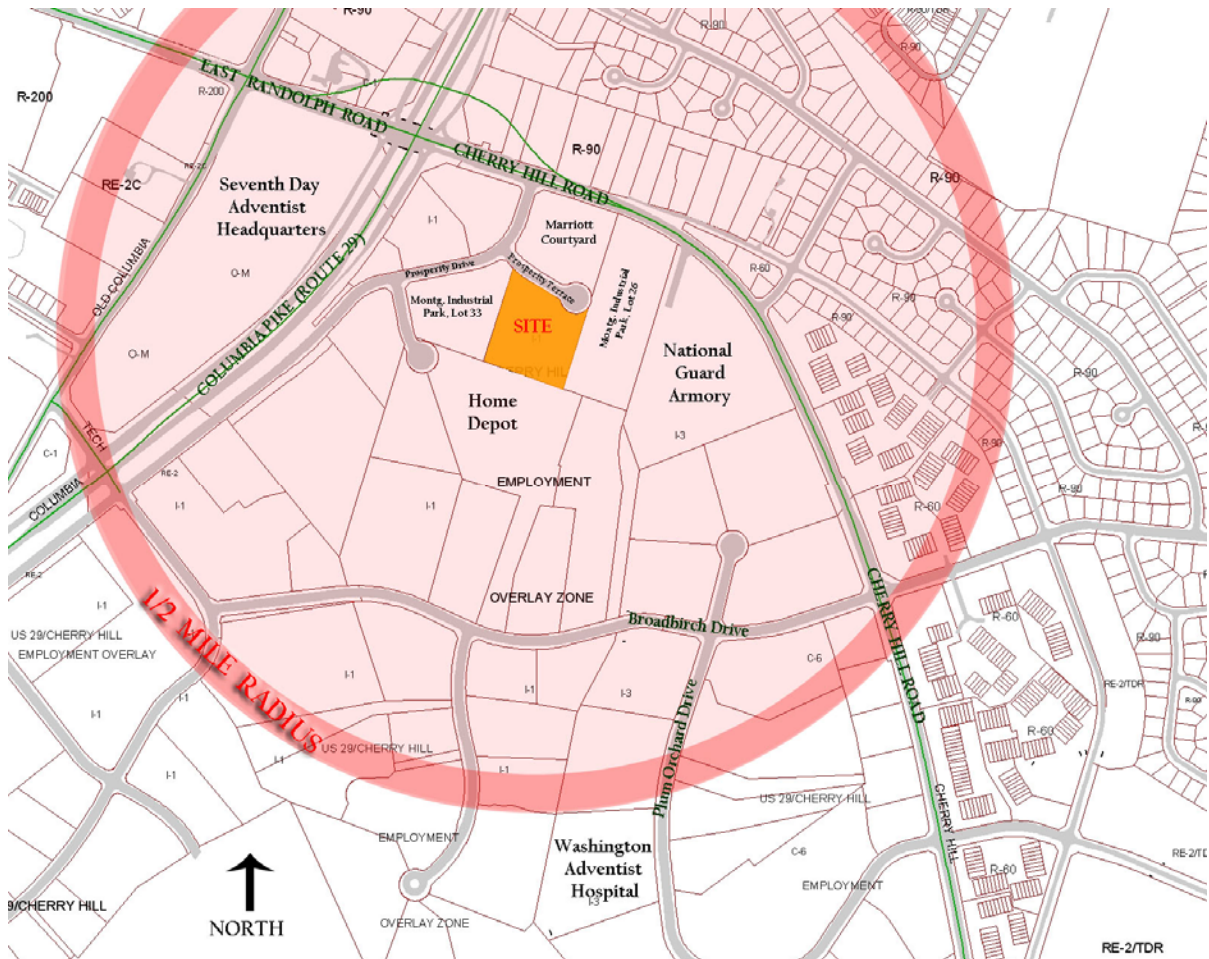
EXECUTIVE SUMMARY:

This amendment is an expansion of the previous amendment that modified an existing canopy on the west side of the existing building. In addition to the modifications to the building canopy, the proposal provides for a reconfiguration of the second floor and minor modifications to the service area.

SITE DESCRIPTION

Vicinity

The subject site is located on Prosperity Terrace; which is connected to Cherry Hill Road via Prosperity Drive, and is approximately 0.22 miles from the intersection with the Columbia Pike (Route 29) interchange in Fairland, MD. The Montgomery Industrial Park is specifically designated within the Fairland Master Plan as the US 29/ Cherry Hill Road Employment Overlay Zone/Area (page 72).. One-family dwelling units are located north of Cherry Hill Road and large retail/ industrial uses are directly clustered around the property south of Cherry Hill Road. Neighboring properties within a ½ mile radius of the site include the National Guard Armory, the new Washington Adventist Hospital, and the Seventh Day Adventist Headquarters.



Vicinity Map

Site Analysis

The existing main building is a two-story structure with a canopy surrounding the front and side facades. The secondary building functions as a used cars sales office with designated sales display areas outside the main structure. Slightly different from the surrounding neighbors; both buildings are pushed closer to the street edge and front onto Prosperity Terrace with existing surface parking facilities primarily provided along the back and side of the property.



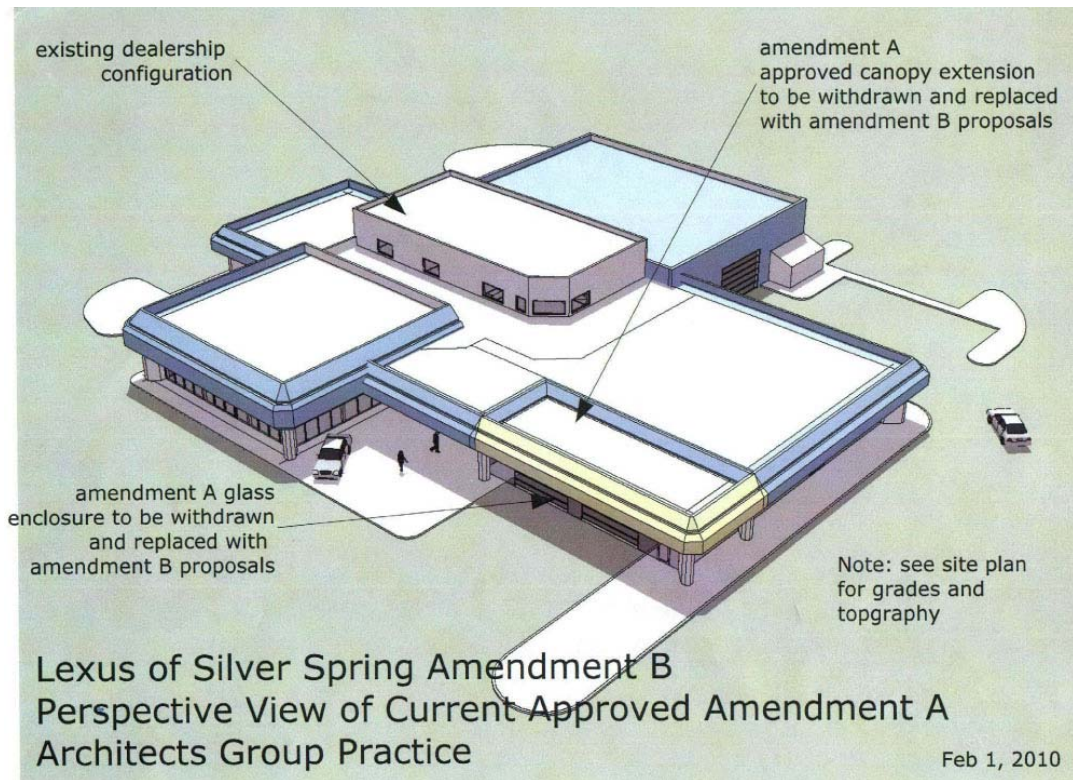
Aerial Map

Proposal

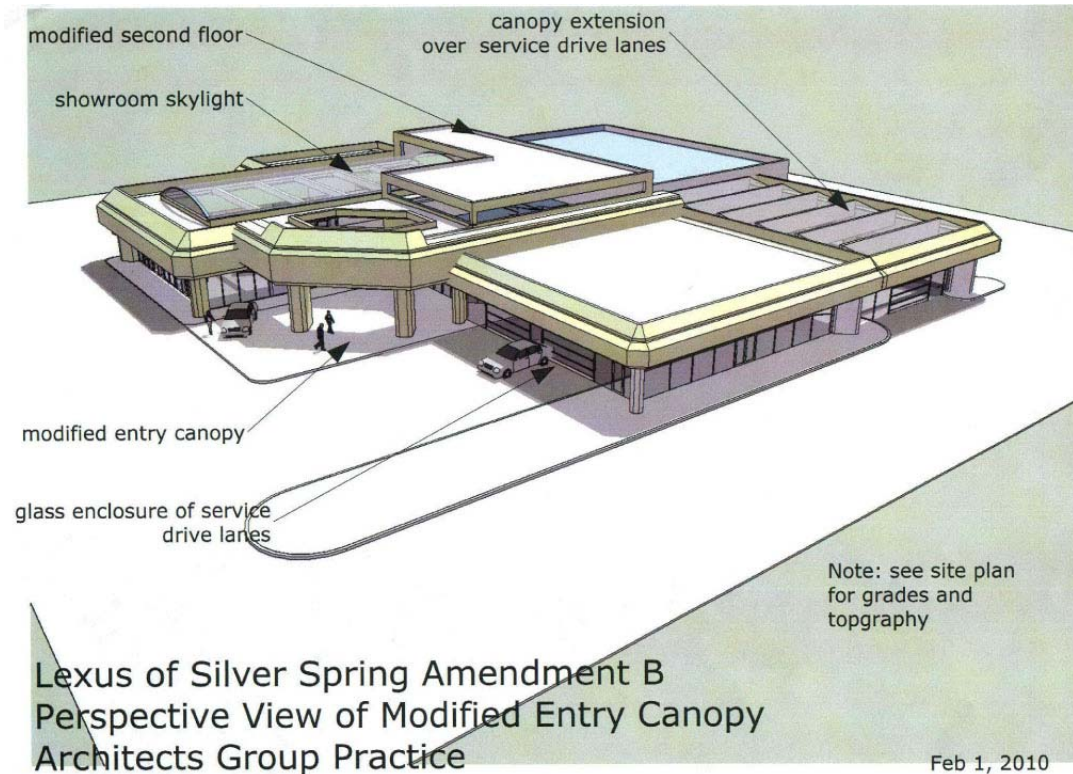
The total building square footage for the main building was originally divided up into the Sales, Showroom, Office, Parts and Services departments. This proposal will modify the Parts and Services Center within the upper and lower levels, and eliminate 11 surface parking spaces. The accessory structure, exterior lighting, and the majority of the remaining parking spaces will stay the same.

In addition to the internal building modifications, the external configuration will also be altered. A skylight will be longitudinally placed over the showroom of the first floor on the northern side of the main building. The second floor will be modified to include another skylight; and the building canopy will be expanded by 2,022 square feet. The existing building canopies and the new expansion will be enclosed with glass; and the entrance canopy will be modified to incorporate an open hexagonal shape connecting the showroom and service driveway canopy. Ultimately there is no net increase to the approved building square footage; however the building coverage will be increased by 3,736 square feet.

The proposed modifications will have minimal effect on the existing landscape and lighting plans. The planting materials will be shifted in close proximity to its current locations.



Illustrative Comparison (Amendment A)



Illustrative Comparison (Amendment B)

AMENDMENT DESCRIPTION

Previous Approvals

Preliminary Plan

This plan is subject to the conditions of Preliminary Plan 119811070, which was approved for 4 lots within the I-1 zone on July 19, 1984.

Site Plan

Site Plan 819900690 was approved for 18,475 square feet of automobile sales and service use within the I-1 zone on February 14, 1991.

Amendment A modified the existing building canopy on the east and west sides of the main building.

Conformance to Conditions of Approval

The proposed development must comply with the conditions of approval for Site Plan 81990069B as enumerated in the Planning Board Resolution dated July 19, 2010 except as modified herein.

Description of Amendment[s]

The Applicant requests the following modifications to the Site Plan:

1. Expansion of the south service drive canopy;
2. Reconfiguration of the existing second floor for the installation of a skylight;
3. Reconfiguration of the existing interior showroom, customer lounge, offices and service shop areas; and
4. Deletion of 11 service parking spaces.

PUBLIC NOTICE

A notice regarding the subject amendment was sent to all parties of record by the Applicant on May 13, 2010. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received no inquiries regarding the proposed amendment.

STAFF RECOMMENDATION

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Site Plan Amendment 81990069B.

APPENDICES

- A. Letter of Explanation
- B. Draft Resolution
- C. Submitted Plans

APPENDIX A: Letter of Explanation

415 North Alfred Street
Alexandria, Virginia 22314
www.argponline.com
Tel: (703) - 549 -0809
Fax: (703) - 549 - 0811

Architects
Group
Practice Ltd



By Hand Delivery

Ms. Angela Brown
DRC Intake Division
Montgomery County Planning Board
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Letter of Explanation
Site Plan Consent Agenda Amendment No. 81990069B
For Darcars Lexus Property,
Lot 32, Montgomery Industrial Park
2505 Prosperity Terrace, Silver Spring

Dear Ms. Brown:

Consistent with Robert Kronenberg's January 22, 2010 "Plan Submittal Requirements for Consent Agenda Amendment" form, we are hereby submitting Site Plan Amendment Application No. 81990069B (Amendment "B") for the above-referenced Darcars Lexus facility. Amendment "B" of the Site Plan consists of the following items:

- 1) Expansion to the south of the exterior west side service drive canopy and elimination of the previously approved (but unbuilt) canopy expansion to the north. Enclosure of the existing and expanded canopy with aluminum and glass storefront is proposed as previously approved by the Planning Board under Site Plan Amendment Case No. 81990069A (Amendment "A"). The glass enclosure will follow the proposed new configuration and will include a new vehicle access point on the south side of the canopy via three overhead glass garage doors. The exterior east side canopy will be similarly enclosed consistent with the Amendment "A" approval. Both enclosed canopy areas will be used solely for parking of customer vehicles.
- 2) Existing second floor is proposed to be reconfigured to make room for installation of a skylight over the existing vehicle showroom. No calculable gross floor area will be added to the building and the maximum building height will not be increased.
- 3) If existing signage is to be modified, such changes will be consistent with the structural changes to the building. Signage will comply with applicable County law, as modified by variance if necessary.

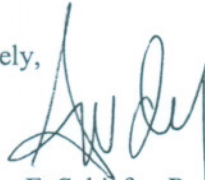
- 4) Interior reconfiguration of existing showroom, customer lounge, offices and service shop areas.
- 5) Deletion of 11 service parking spaces to allow for new entrance access for western canopy.

As we previously discussed with Mr. Kronenberg, the proposed changes are necessitated by a combination of updated Lexus design criteria for existing franchises, customer comments and requests, and operational issues that have arisen over the approximately 17 years that this franchise has been open.

Accompanying this letter and attached drawings are the requisite application fee, a complete executed application, and the number of plans and other supporting documentation that Mr. Kronenberg has required. Included with these materials is a copy of a June 2, 2008 letter countersigned on behalf of MCDPS on June 23, 2008 by Mr. David Niblock confirming, among other things, that enclosure of existing and expanded canopy areas on the Lexus Property solely for proposes of parking customer vehicles: "(i) will not create additional gross floor area; (ii) are not subject to the Overlay Zone standards; and (iii) are permitted as a matter-of-right on the Property". The MCDPS letter was originally transmitted to and accepted by the Planning Board in conjunction with approval of Site Plan Amendment "A" for the Property.

Please contact the undersigned should you have any questions or require any additional information. Thank you.

Sincerely,



Andrew E. Schiefer, President, RA

cc: Mr. Robert Kronenberg
Mr. John Darvish, Jr.
Ms. Theresa Polizzi
Larry Gordon, Esq.



Andrew E. Schiefer RA
President

Dave R. Gallagher RA
Principal

APPENDIX B: Draft Resolution



MCPB No. 10-107
Site Plan No. 81990069B
Project Name: Montgomery Industrial Park, Lot 32
Hearing Date: July 29, 2010

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on May 13, 2010, Eastern Diversified Properties, Inc. ("Applicant"), filed a site plan amendment application designated Site Plan No. 81990069B ("Amendment") for approval of the following modifications:

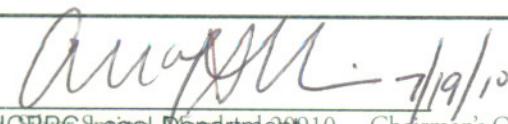
1. Expansion of the south service drive canopy;
2. Reconfiguration of the existing second floor for the installation of a skylight;
3. Modifications to the existing interior showroom, customer lounge, offices and service shop areas; and
4. Deletion of 11 service parking spaces.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated July 19, 2010 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on July 29, 2010, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves the Site Plan No. 81990069B; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

Approved as to
Legal Sufficiency:  7/19/10
8787 Georgia Avenue, N.W., Washington, D.C. 20010 Chairman's Office: 301.495.4605 Fax: 301.495.1320
www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

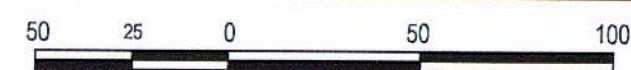
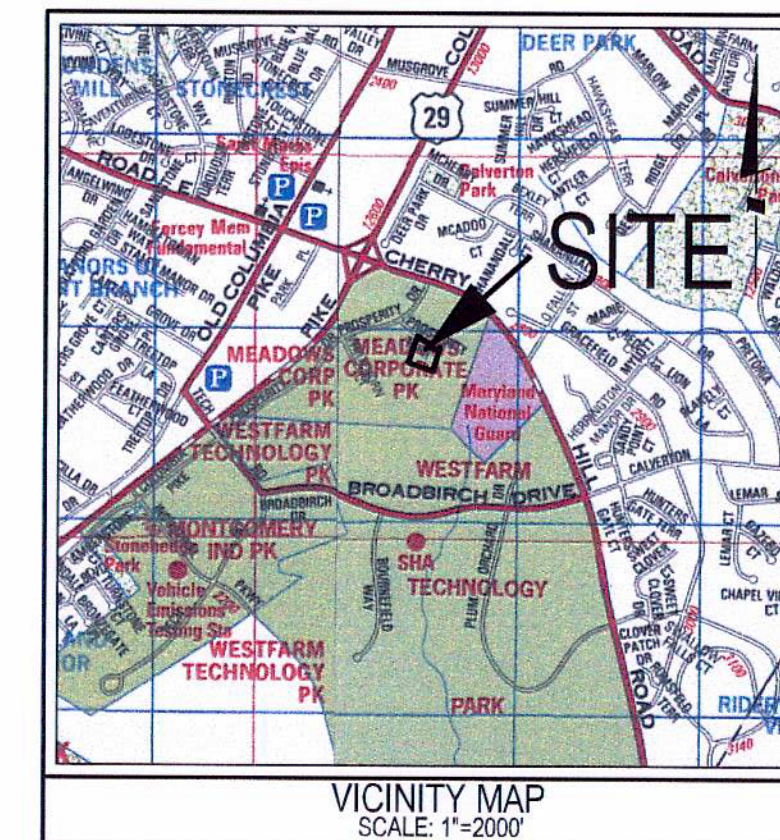
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner _____, seconded by Commissioner _____, with Commissioners _____ (list) voting in favor of the motion, with Commissioner(s) _____ (list) dissenting, Commissioner(s) _____ (list) abstaining, Commissioner(s) _____ (list) being absent or being temporarily absent, at its regular meeting held on Thursday, _____, 200.., in Silver Spring, Maryland.

[MCS]

APPENDIX C: Submitted Plans

MONTGOMERY INDUSTRIAL PARK

SITE PLAN AMENDMENT # 81990069B



DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 81990069B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Eastern Diversified Properties, Inc. George Noell
Company Contact Person

Address: 2505 Prosperity Terrace, Silver Spring, MD 20904

Phone: 301-680-0400

Signature: _____

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 81990069B
Montgomery County Planning Board

Chair or Designee _____ Date _____

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DEVELOPER
EASTERN DIVERSIFIED PROPERTIES, INC.
2505 PROSPERITY TERRACE
SILVER SPRING, MD 20904
301.680.0400
CONTACT: GEORGE NOELL

ATTORNEY
SHULMAN ROGERS
12905 PARK PATOMAC AVENUE
5TH FLOOR
POTOMAC, MD 20854
301.230.5200
CONTACT: LARRY GORDON

ARCHITECT
ARCHITECTS GROUP PRACTICE
415 NORTH ALFRED STREET
ALEXANDRIA, VA 22314
703.549.0808
CONTACT: ANDREW SCHIEFER

CIVIL ENGINEER
LOIEDERMAN SOLTZES ASSOCIATES
2 RESEARCH PLACE SUITE 100
ROCKVILLE, MD 20850
301.948.2750
CONTACT: CARLOS OSTRIA

SHEET INDEX

- 1 COVER
- 2 SITE PLAN AMENDMENT
- 3 EXISTING LANDSCAPE CONDITIONS AND PROPOSED LANDSCAPE PLAN
- 4 LANDSCAPE NOTES AND DETAILS

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

EASTERN DIVERSIFIED PROPERTIES, INC.
2505 PROSPERITY TERRACE
SILVER SPRING, MD 20904
301.680.0400
CONTACT: GEORGE NOELL

COPYRIGHT ADD THE MAP PEOPLE
PERMITTED USE NUMBER 21001200
MAP 5267 GRID G-1

TAX MAP KQ 343 ZONING CATEGORY: I1

WSSC 200' SHEET 216 NE 3

SITE DATUM
HORIZONTAL: NAD 83
VERTICAL: NAD 83

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.
LICENSE NO. 18665, EXPIRATION DATE: 4/13/2012



COVER

MONTGOMERY INDUSTRIAL PARK
LOT 32

BURTONSVILLE (5th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 50'

SHEET 1 OF 4

PROJECT NO. 2242-00-01



Engineering
Planning
Surveying
Environmental Sciences

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

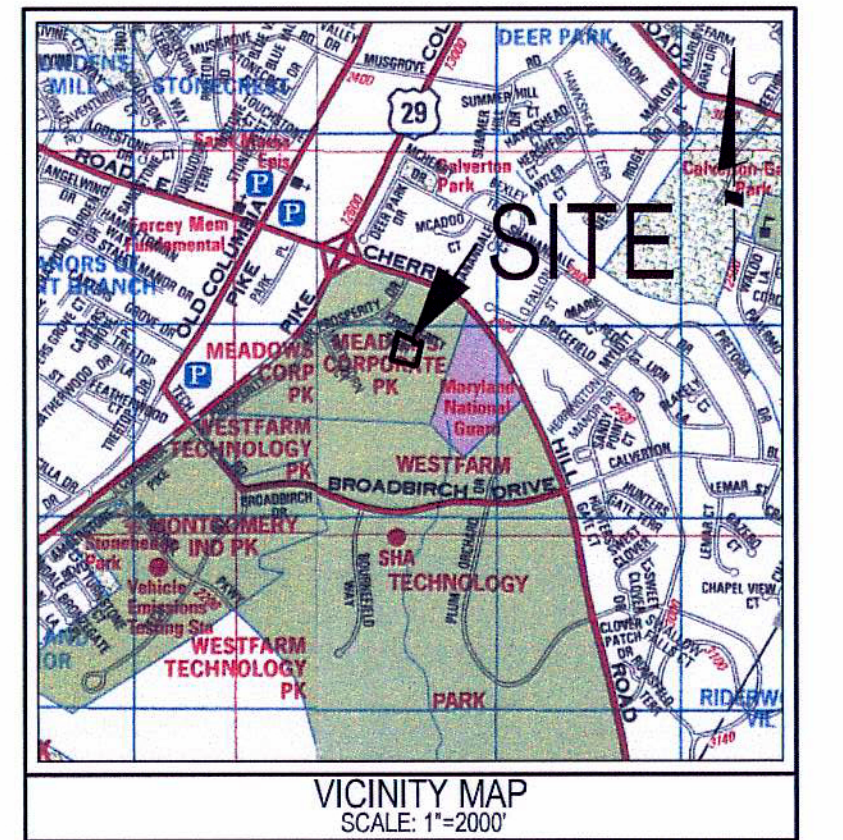
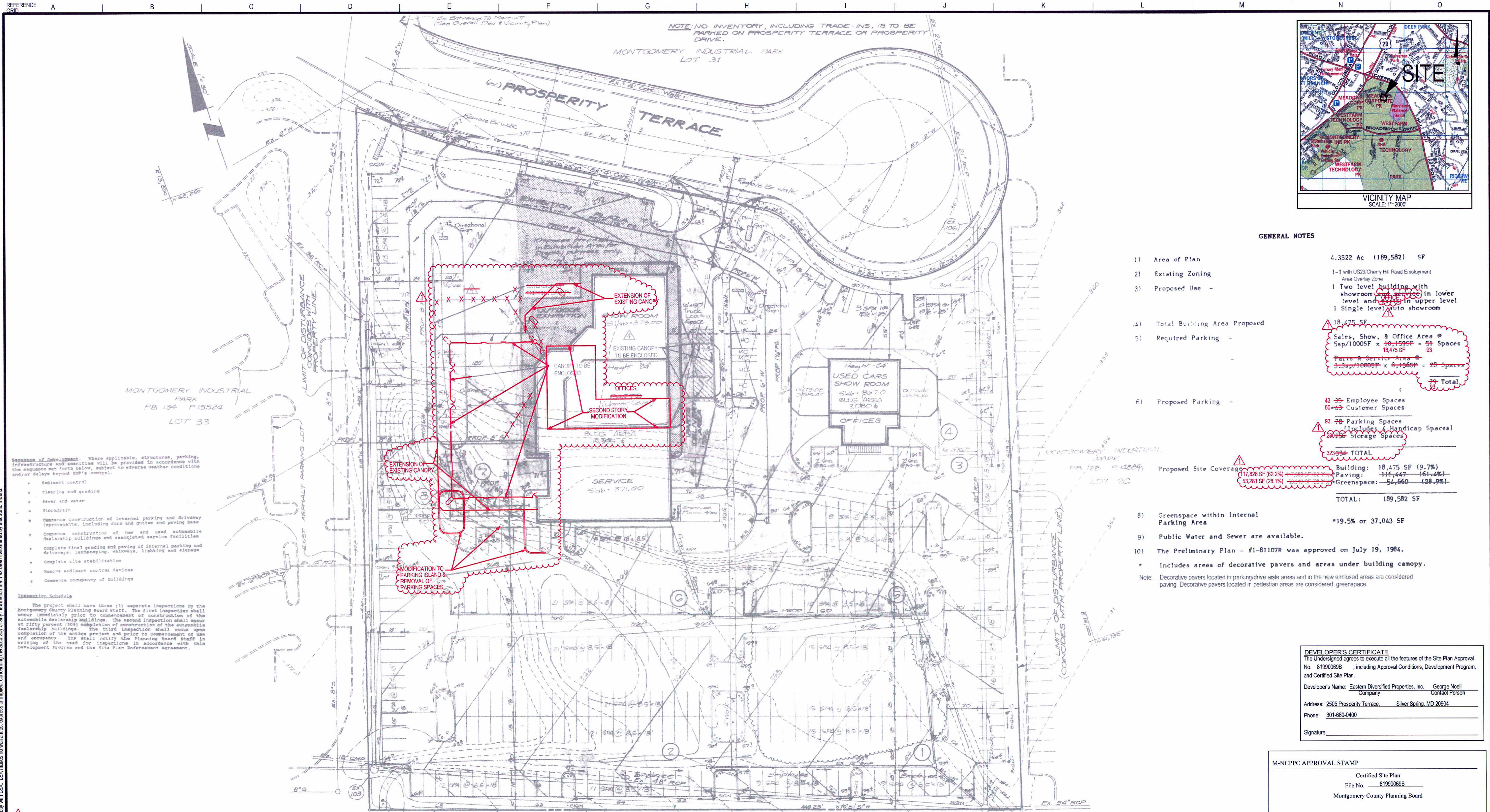
www.LSAssociates.net

Rockville
Lanham
Waldorf
Leondartown

NO.	REVISIONS	BY	DATE
3	ADDITIONAL SHEETS PER MNCPPC REQUEST	JDC	7/12/10
2	REVISED PER MNCPPC COMMENTS DATED MAY 27, 2010	JDC	6/22/10
1	REVISIONS FOR CONSENT AGENDA AMENDMENT	JDC	4/20/10

DATE: MARCH 2010	CAD STANDARDS VERSION: V8 - 2000
DESIGNED: _____	TECHNICIAN: JDC
_____	CHECKED: TDP

The original of this drawing document was prepared by Loiederman Soltzes Associates, Inc. (LSA). If this document was not obtained directly from LSA, and/or it was transmitted electronically, LSA cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with LSA. LSA makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



GENERAL NOTES

- 1) Area of Plan 4.3522 Ac (189,582) SF
 - 2) Existing Zoning I-1 with US29/Cherry Hill Road Employment Area Overlay Zone
 - 3) Proposed Use - 1 Two level building with showroom (18,475 SF) in lower level and offices in upper level
1 Single level auto showroom
 - 4) Total Building Area Proposed 18,475 SF
 - 5) Required Parking - Sales, Show, & Office Area @ 5sp/1000SF x 18,475SF = 93 Spaces
Parts & Service Area @ 3.3sp/1000SF x 2,136SF = 20 Spaces
73 Total
 - 6) Proposed Parking - 43 Employee Spaces
50 Customer Spaces
83 Parking Spaces (Includes 4 Handicap Spaces)
20 Storage Spaces
323 TOTAL
 - Proposed Site Coverage: Building: 18,475 SF (9.7%)
Paving: 115,447 SF (61.4%)
Greenspace: 54,660 SF (28.9%)
TOTAL: 189,582 SF
 - 8) Greenspace within Internal Parking Area *19.5% or 37,043 SF
 - 9) Public Water and Sewer are available.
 - 10) The Preliminary Plan - #1-81107R was approved on July 19, 1984.
 - * Includes areas of decorative pavers and areas under building canopy.
- Note: Decorative pavers located in parking/drive aisle areas and in the new enclosed areas are considered paving. Decorative pavers located in pedestrian areas are considered greenspace.

Sequence of Development: Where applicable, structures, parking, infrastructure and amenities will be provided in accordance with the sequence set forth below, subject to adverse weather conditions and/or delays beyond EDP's control.

- Sediment control
- Clearing and grading
- Sewer and water
- Stormwater
- Commence construction of internal parking and driveway improvements, including curb and gutters and paving base
- Commence construction of new and used automobile dealership buildings and associated service facilities
- Complete final grading and paving of internal parking and driveways, landscaping, walkways, lighting and signage
- Complete site stabilization
- Remove sediment control devices
- Commence occupancy of buildings

Inspection Schedule
The project shall have three (3) separate inspections by the Montgomery County Planning Board Staff. The first inspection shall occur immediately prior to commencement of construction of the automobile dealership buildings. The second inspection shall occur at fifty percent (50%) completion of construction of the automobile dealership buildings. The third inspection shall occur upon completion of the entire project and prior to commencement of use and occupancy. EDP shall notify the Planning Board staff in writing of the need for inspections in accordance with this Development Program and the Site Plan Enforcement Agreement.

CONSENT AGENDA AMENDMENT LIST OF CHANGES FOR SITE PLAN AMENDMENT "B"

1. RECONFIGURE BUILDING AREA FOR ENTRY, SERVICE, AND SECOND FLOOR
2. ELIMINATE PARKING BY SERVICE
3. MODIFY SIGNAGE
- * EXPANSION OF WESTERN CANOPY TO THE SOUTH

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 81990069B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Eastern Diversified Properties, Inc. George Noell
Company Contact Person

Address: 2505 Prosperity Terrace, Silver Spring, MD 20904

Phone: 301-680-0400

Signature: _____

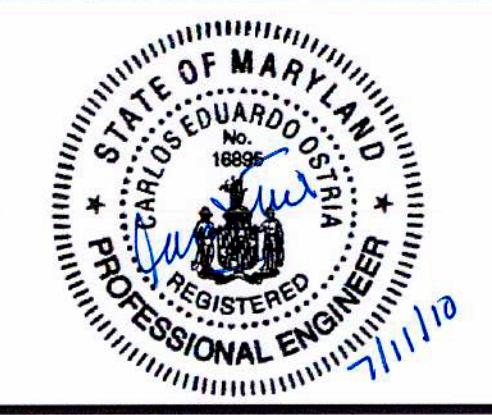
M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 81990069B
Montgomery County Planning Board

Chair or Designee _____ Date _____

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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.
LICENSE NO. 16895 EXPIRATION DATE: 4/13/2012



SITE PLAN AMENDMENT - MNCPPC FILE NO. 81990069B

MONTGOMERY INDUSTRIAL PARK

LOT 32

BURTONSVILLE (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

Loisderman Soltész Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

NO.	REVISIONS	DATE	BY
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DATE: MARCH 2010 CAD STANDARDS VERSION: V8 - 2000
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EASTERN DIVERSIFIED PROPERTIES, INC.
2505 PROSPERITY TERRACE
SILVER SPRING, MD 20904
301.680.0400
CONTACT: GEORGE NOELL

COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 21001200

MAP NO. 5287	GRID G-1
TAX MAP KQ 343	ZONING CATEGORY: I1
WSSC 200 SHEET 216 NE 3	
SITE DATUM	
HORIZONTAL: NAD 83	
VERTICAL: NAD 83	

SHEET 2 OF 4

PROJECT NO. 2242-00-01

GENERAL CONDITIONS

- I. SCOPE**
- The landscape contractor shall provide all materials, labor and equipment to complete all landscape work as shown on the plans, plant list and specifications.
 - Total number of plants shall be as drawn on the landscape plan. If this total differs from the plant key, the landscape contractor is to notify the landscape architect before the bid date.
- II. STANDARDS**
- All plant material will conform to the current issue of the American Standard for Nursery Stock published by the American Association of Nurserymen (A.A.N.) conform in general to representative species.
 - The plant material must be selected from nurseries that have been inspected by state or federal agencies. Any certificates required must be provided to owner or representative upon delivery of materials.
- III. SUBSTITUTIONS**
- If a plant is found not to be suitable or available, is to notify the landscape architect before bidding.
 - The owner or landscape architect is then required to select a reasonable alternate or to inform all landscape contractors of the availability of the original plant.
 - If a substitute is selected, it must be of the same size, value and quality as the original plant.
 - Substitutions to be made with written approval of M-NCPPC.
- IV. UTILITIES**
- The landscape contractor shall notify utility companies prior to construction and call "Miss Utility" at 1(800)257-7777, to locate main utility lines.
 - If there is a conflict with the utilities and the planting, the landscape contractor shall notify the landscape architect or owner immediately. Any cost of relocating caused by the contractors' failure to notify shall be borne by the contractor.
- V. DRAINAGE**
- Plants shall not be planted in situations that show obvious poor drainage. Such situations shall be brought to the attention of the landscape architect or owner, and if they deem necessary, the plants shall be relocated or the contract shall be adjusted to allow for drainage correction at a negotiated cost.
- VI. WORKMANSHIP**
- During planting, all areas shall be kept clean and neat, and all reasonable precautions shall be taken to avoid damage to existing plants, turf and structures.
 - Upon completion, all debris and waste material resulting from planting operations shall be removed from the project and the area cleaned up.
 - Any damaged areas shall be restored to their original condition at the cost of the contractor.

I. PLANT MATERIAL

- I. STANDARDS**
- Bare root**
 - Bare rooted shrubs shall be dug with adequate fibrous roots.
 - Roots shall be protected during handling and transit and planted to guard against drying out and damage. If not planted soon after arrival, material must be heeled in and maintained.
 - Balled and Burlapped (B&B)**
 - Balled and Burlapped plants shall be dug with firm natural balls of earth.
 - Ball sizes shall be in accordance with A.A.N. specifications.
 - Container grown stock shall have been grown in a container long enough for the root system to have developed sufficiently to hold soil in container together.
 - All plant material shall be nursery grown unless otherwise specified. Pruning shall be done before planting or during the planting operation.
 - All plant material to be transported in covered container. Locally available material may be covered with a burlap or similar cover to keep from drying out, provided the transporting vehicle maintains a maximum of 35 mph.
 - Anti-desiccants shall be applied on all materials dug while in foliage.
 - Container stock may replace B&B as long as all other criteria are met.
 - Same plant material for location near each other shall be similar in appearance. Hedge material will be similar enough in size and shape, etc. to create a uniform hedge.
- II. MATERIALS**
- ANTI-TRANSPIRANTS**
Anti-transpirants shall be an emulsifiable concentrate used to retard excess water loss without harming normal transpiration.
 - BACK FILL MIXTURES**
 - Back fill mixture shall be 1/3 existing soil mixed with 1/3 organic material (or peat) and 1/3 topsoil.
 - If any other additives are found to be needed at the time of planting, it shall be added only with the approval of the landscape contractor, landscape architect and owner or owner's representative.
 - Fertilizer is to be added depending on the size of the plant and the manufacturer's recommendation.
 - * Trees - Use tree fertilizer as required by particular species
 - * Shrubs - Use tree fertilizer as required by particular species
 - * Ground Cover, Vines & Herbaceous Plants - Use tree fertilizer as required by species.

- C. TOPSOIL**
- If used, top soil shall be sandy loam and uniform in color and composition.
 - It shall be free of stones, roots, lumps, plants and other debris over 1 1/2".
 - It shall not contain toxic substances harmful to plant growth.
 - Top soil shall have a Ph range of 5.0 to 7.0 and the organic matter shall be a minimum content of 1.0%
- D. ORGANIC MATTER**
- Organic Matter used in back fill shall be peat or other material approved by the landscape architect or owner.
- E. PEAT MOSS**
- Type I - sphagnum peat moss - is finely divided with a Ph of 4.0 to 5.0.
- F. LEAF MOLD**
- This is a composted leaf material to be used with the approval of landscape architect.
- G. COMPOST**
- To be organic matter composted and aged by accepted methods to be used only when specified or by approval of landscape architect.
- H. DOLOMITE LIME**
- This is agricultural grade limestone containing total carbonates of 85% with a minimum of 30% magnesium carbonates.
- I. FERTILIZER**
- Fertilizer shall be granular, packet or pellet with 35% to 85% of the total nitrogen in a slowly available form. To be applied by manufacturers methods.
 - Fertilizer shall be a complete fertilizer with a minimum analysis as required by soil test and plant material.
- J. TRACE ELEMENTS**
- These slow release materials containing zinc (Zn), molybdenum (Mo), iron (Fe), copper (Cu), boron (B), and magnesium (Mn). To be applied as per manufacturers directions as deemed necessary by soil test.
- III. BACKFILLING A TREE PIT**
- Cut rope or wire on ball of tree and pull burlap back to the edge of the root ball. Remove all plastic wraps and twine. Roll burlap 1/3 of the way down the root ball.
 - Backfill tree pit with a soil mixture stated in the specifications.
 - Mix soil amendments in the mixture either prior to filling pit or as pit is being filled.
 - Make sure plants remain straight during backfilling procedure.
 - Backfill sides of tree pit halfway with soil mixture and tamp as pit is being filled.
 - Finish backfilling sides of tree pit and tamp firmly.
 - NEVER COVER TOP OF TREE BALL WITH SOIL. Top of root ball should be 1/4 the root ball height above the tree pit.
 - Form a 4" saucer above existing grade and around the outer rim of the tree pit.
 - Mulch top of root ball and saucer within 48 hours to a minimum depth of 2" and not exceed 3".
 - Water thoroughly the interior of the tree saucer until it is filled. EVEN IF IT IS RAINING. Provide enough water to ensure saturation of the root ball.
 - Prune out any dead, conflicting or broken branches.
 - In extremely hot weather, reduce foliage surface by pruning or stripping of foliage.
 - Remove all tags, labels, strings, etc. from the tree.
- IV. TREES BRACED BY STAKING**
- Choose the correct size and number of stakes and size of hose and wire according to the Tree Support Detail and plant requirements. Staking shall be completed within 48 hours of planting the tree.
 - Spacing stakes evenly and vertically on the outside of the tree ball drive firmly into the ground (stakes can be slightly angled away from the tree).
NOTE: Never drive a stake through the tree ball, as it will damage the tree's root system. Stakes to be 2/3 above ground, 1/3 below.
 - Cut pieces of reinforced hose long enough to loop around the trunk of the tree.
 - Place the hose around the trunk at the height required to provide optimum support. Then run the 12 gauge wire through the hose and pull both ends horizontally beyond the stake by 2".
 - Cut the wire to sufficient length and then twist the wire at the rubber hose to keep it in place.
 - Run both ends of wire together around the stake twice and then twist wire back onto itself to secure it. Cut off excess wire and stake.
 - The above procedures are to follow for each stake.
- H. STAKES**
- Stakes shall be 2"x2" hardwood, reasonably free of knots to be long enough for 1/3rd to be driven into the soil, and 2/3rds above the soil surface.
- G. WIRE**
- Wire shall be 12 or 14 gauge galvanized steel or acceptable equal, depending on the size of the tree.
- J. CABLE**
- Cable shall be 1/4" or 3/16" galvanized steel, depending on size of tree.
- K. CLAMPS**
- clamps shall be galvanized or zinc and large enough to hold wires or wires used.
- L. HOSE**
- Hose shall be corded rubber, uniform in color and either 3/4" to 1" in diameter, depending on the size of the tree.
- M. MULCH**
- Material shall be double shredded composted hardwood bark, such as "silvabark" or approved equivalent.
 - Material shall be mulching grade, uniform in size and free of foreign or harmful matter.

- V. INSPECTION**
- Plants may be subject to inspection and approval by the owner or owners representative at the place of growth for conformity to specification requirements as to quality, size and variety. This will be at the owner's expense.
 - Plants damaged in handling or transportation may be rejected by the owner or owner's representative.

II. PLANTING PROCEDURES FOR TREES

- I. PREPARING TREE PIT**
- The tree pit must be a minimum of 2 times the size of the root ball at the top.
 - The walls of tree pit shall be dug so that they are scarified.
 - The tree pit shall be deep enough to allow 1/3 of the root ball to be above the existing grade. Any loose soil at the bottom of the pit shall be tamped by hand or with the bucket of the backhoe.
 - Dig pit 6" deeper than depth required for root ball. Fill bottom of pit with 6" compacted soil mix adjusting depth to insure top of root ball is 1/4 above the surface of the soil.
- II. PLACING TREE IN THE PIT**
- Place the tree in the pit by lifting and carrying the tree by its ball (never lift by branches or trunk) and then lowering it into the pit. Contractor is responsible for providing any machinery necessary to lift and move plant material and to insure it is not dropped.
 - Set the tree straight and in the center of the pit with the most desirable side of the tree facing toward the prominent view (sidewalk, building, street, etc.).
 - Any dropped material may be rejected by owner or representative. Any dropped material should be flagged with red flagging on its trunk and noted on a plan. Should plant die, it will be replaced by the contractor at no cost to the owner.

III. PLANTING PROCEDURES FOR SHRUBS

- I. PREPARING SHRUB PIT**
- For a single shrub, the pit shall be dug large enough for the proper setting of the root ball (4" wider than root ball at base. 2 to 3 times the width of the root ball at the top).
 - For a shrub mass planting, the entire bed area shall be rototilled 3 to 4" deep. Each shrub pit shall be excavated for the proper setting of the root ball.
 - For a hedge, a trench shall be dug large enough for the proper setting of all of the plants root balls (the trench shall be 2 times wider than the root balls).
 - Form a compacted base in the bottom of the hole to adjust plant height to proper location. Compact sufficiently to prevent settling.
- II. PLANTING SINGLE SHRUBS AND BACKFILLING PIT**
- Remove all plastic wraps, twine, containers, etc.
 - Place the plant in the pit by lifting and carrying in by the root ball.
 - Set the plant straight and in the center of the pit with the most desirable side facing toward the prominent view.
 - Use a soil mixture as specified.
 - Make sure the plant remains straight during backfilling procedure.
 - Backfill side of the pit halfway with soil mixture and tamp as the pit is being filled.
 - Pull the burlap back 1/3 the way down the root ball. Make sure burlap does not become exposed above soil surface.
 - Finish backfilling the sides of the shrub pit and tamp firmly.
 - Form a saucer above the existing grade and around the planting pit
 - Mulch top of root ball and saucer a minimum of 2" depth and not to exceed 3" in depth.
 - Water thoroughly, the interior of the shrub saucer to insure root ball is saturated. EVEN IF IT IS RAINING.
 - Prune out any dead, conflicting or broken branches.
 - Remove all tags, labels, strings, etc. from the plant.

IV. PLANTING PROCEDURES FOR GROUND COVER

- I. PREPARING GROUND COVER BED**
- The ground cover bed shall be loosened prior to planting by one of the following methods: rototilling, back-hoeing and rototilling or by picking (generally done on small areas or on slopes). Soil shall be loosened to a depth of 4" to 6".
 - Soil additives for the ground cover bed shall be peat and topsoil. (2" deep) after the soil has been loosened and additives then worked into the bed by one of the following methods: rototilling, back-hoeing and rototilling or by picking (in which soil additives are spread by hand into the individual plant pockets and worked into the soil by pick).
 - Fertilize in planting hole or use water soluble fertilizer at base of plants after planting.
 - Mulch the entire ground cover bed to minimum 1" depth and not to exceed 2" in depth.
- II. PLANTING GROUND COVER**
- The ground cover planting holes shall be dug through the mulch with one of the following: hand trowel, shovel, bulb planter or hoe.
 - Before planting, biodegradable pots shall be crushed and the top edges broken down below the surface. Non-biodegradable pots shall be removed. Unwrap

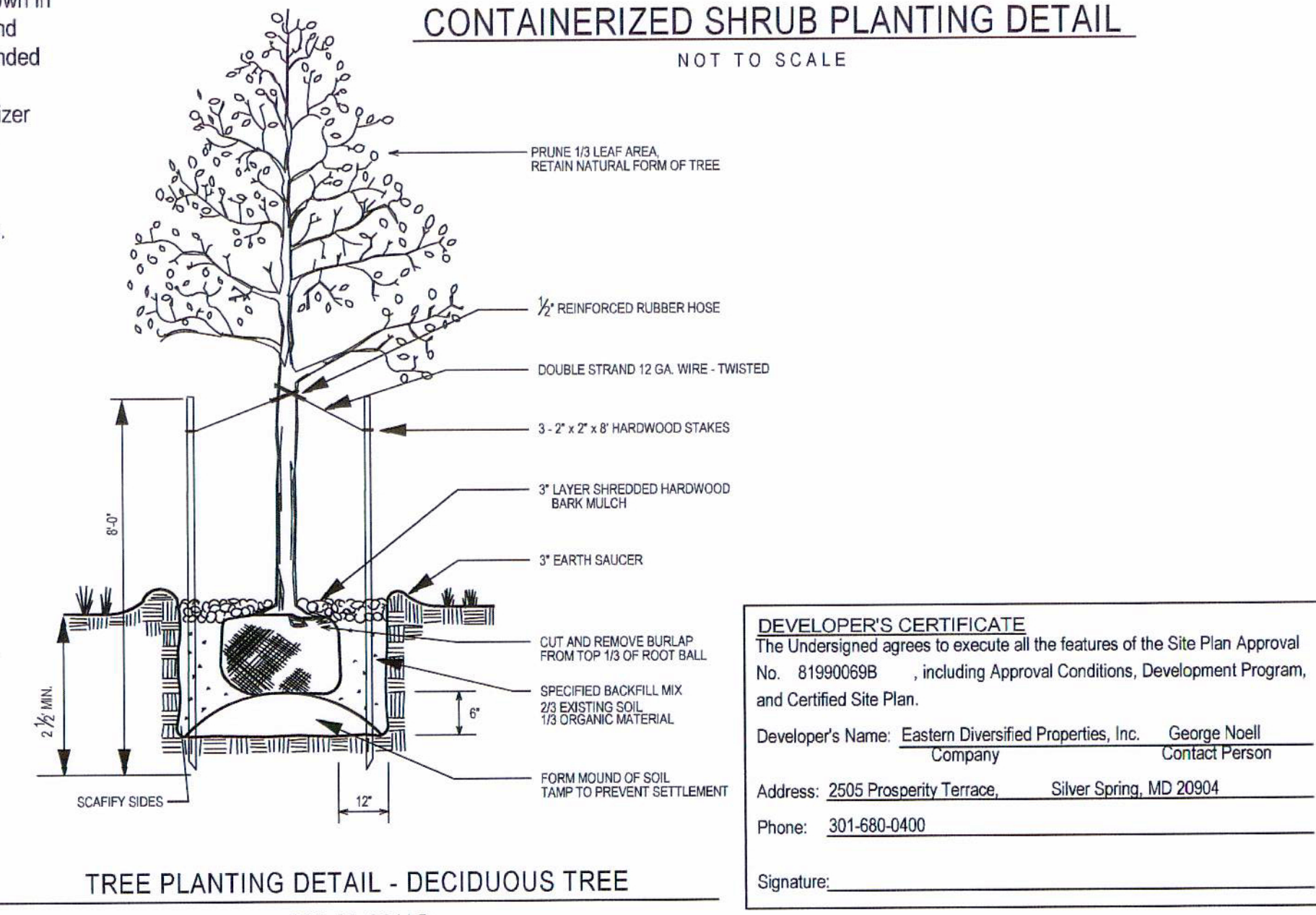
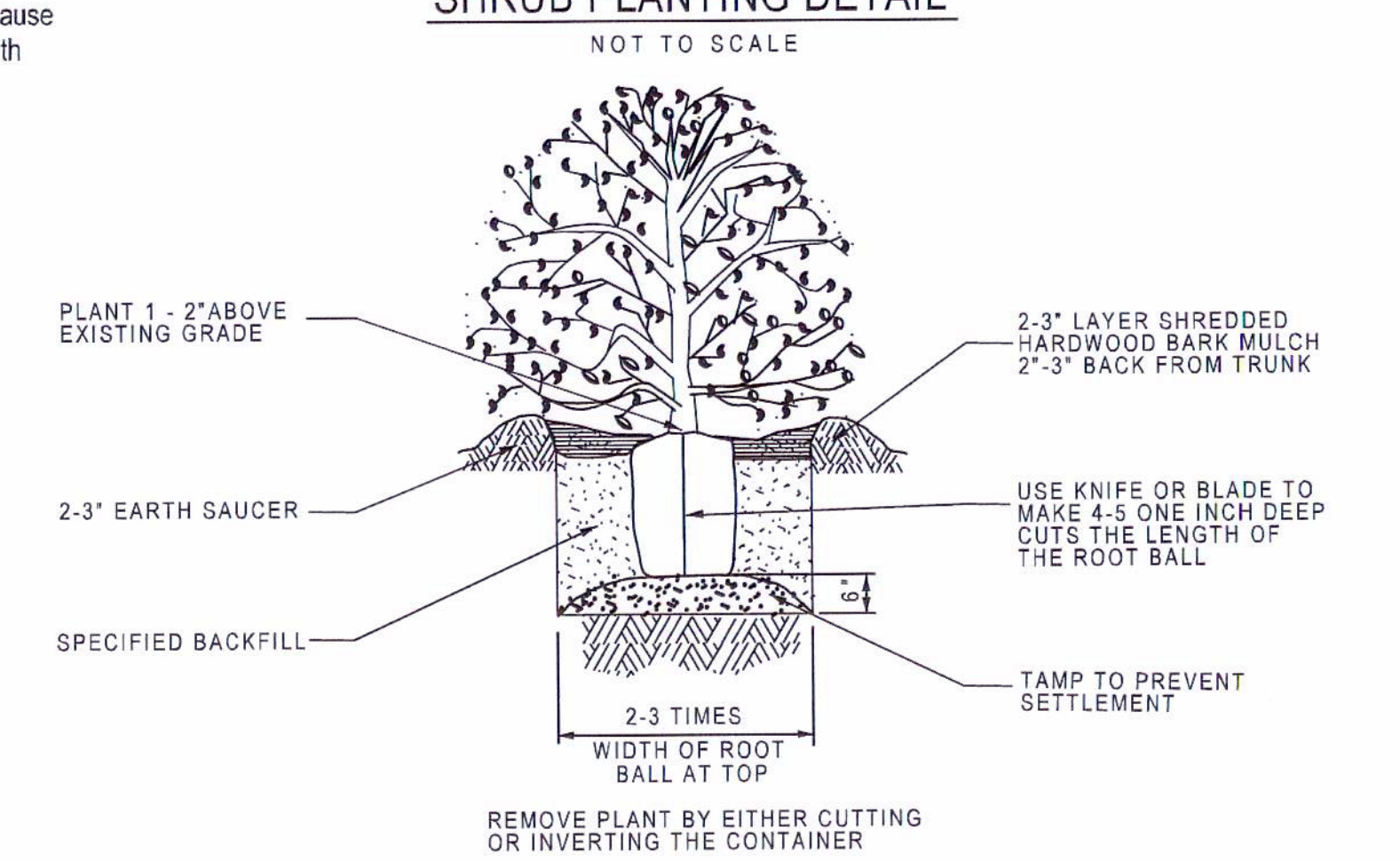
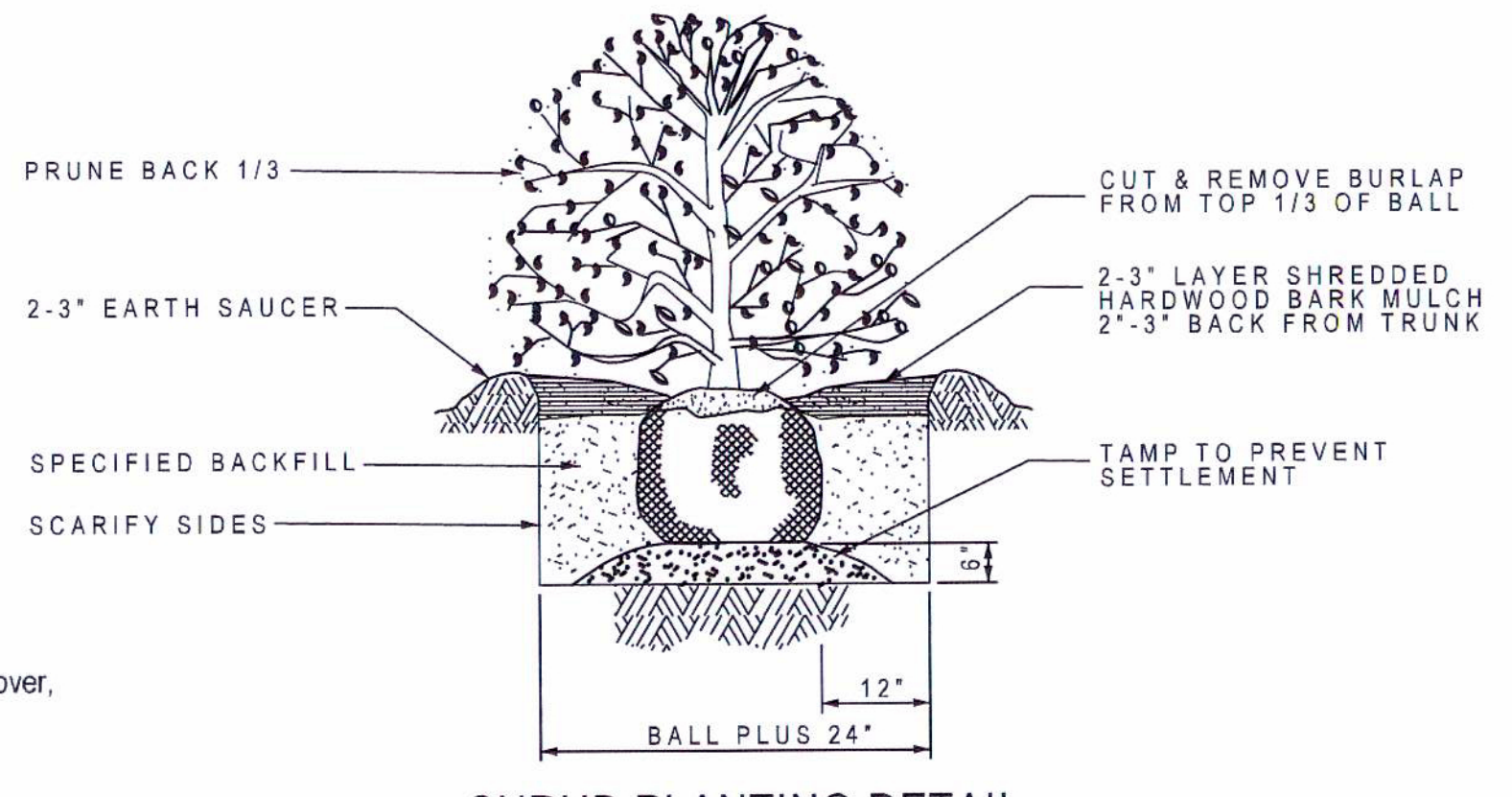
- any bound roots, do not break root ball.
- The ground cover (either potted or bare root) shall be planted:
 - So that the roots of the plant are surrounded by soil below the mulch: potted plants being set so that the top of the soil in the pot is even with the existing grade, and bare root plants being covered up to the crown of the plant or soil level.
 - At an equal distance apart (plans and specifications specify the "on center" (o.c.) distance for the ground cover). See spacing guide.
 - The entire ground cover bed shall be edged and thoroughly watered.

V. SEEDING

- I. TEMPORARY SEEDING**
- Vegetation - Annual Rye grass or Japanese Millet shall be used to provide cover on disturbed areas for up to 12 months. For longer duration of vegetation cover, permanent seeding is required.
 - Seed Mixtures - Temporary Seeding
Preferred: Annual Rye - Winter; 200-300 lbs./acre. (1/2 that amount for over seeding) Japanese Millet - Summer; 25lbs/acre. (These are preferred because existing and proposed native grasses and wildflowers may not compete well with certain grass species)
 - If seed mixtures used are other than those preferred they must be from table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" by the Maryland Department of Environmental Protection. Temporary plant material must be removed prior to seeding of other material.
 - For sites having soil tests performed, the seeding and amendment rates shown in table 26 of "Standards and Specifications for Soil Erosion and Sediment Control" shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for temporary seeding.
- II. PERMANENT SEEDING**
- Seeding grass and legumes to establish ground cover for a minimum period of one year on all disturbed areas generally receiving low maintenance.
 - Seed mixtures:
 - Seed mixtures not from table 26 of "Standard and Specifications for Soil Erosion and Sediment Control" by the Maryland department of Environmental Protection, must be similar or approved by landscape architect. Additional planting specifications for exceptional sites such as shore lines, stream banks or dunes, or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office Guide, Section 342 - Critical Area Planting.
 - For sites having disturbed areas over 5 acres, the rates shown in table 26 of "Standards and Specification for Soil Erosion and Sediment Control" shall be deleted and the rates recommended by the soil testing agency shall be written in.
 - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (150 lbs./acre). The above recommended soil amendments and hose stated in the soil test to be performed at the time of seeding, or as recommended by state agency and manufacturers products.
 - Do not fertilize area to be seeded around storm water management facilities.
 - Contractor to provide a final product of grass crop creating a lawn of uniform color and texture after three mowings.

VI. SOIL TESTING

- Contractor to perform soil test as per accepted methods by the local agricultural extension service.
- Samples to be tested by reputable lab.
- Contractor will be held responsible for notifying owner of any problems or deficits determined by the test results.
- Corrections will be discussed and cost negotiated with owner.
- Plant failure based on soil deficits or problems due to failure of contractor to take samples, will be replaced at the cost of the contractor after corrections have been made.



DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 819900698 including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Eastern Diversified Properties, Inc. George Noell
Company Contact Person

Address: 2505 Prosperity Terrace, Silver Spring, MD 20904

Phone: 301-680-0400

Signature: _____

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 819900698
Montgomery County Planning Board

Chair or Designee _____ Date _____

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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NO.	REVISIONS	BY	DATE
3	ADDITIONAL SHEETS PER MNCPPC REQUEST	JDC	7/12/10
2	REVISED PER MNCPPC COMMENTS DATED MAY 27, 2010	JDC	6/22/10
1	REVISIONS FOR CONSENT AGENDA AMENDMENT	JDC	4/20/10

DATE: MARCH 2010 CAD STANDARDS VERSION: V8 - 2000
DESIGNED: _____ TECHNICIAN: JDC CHECKED: TDP

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

EASTERN DIVERSIFIED PROPERTIES, INC.
2505 PROSPERITY TERRACE
SILVER SPRING, MD 20904
301.680.0400
CONTACT: GEORGE NOELL

MAP: KQ 343 TAX MAP: 216 NE 3
ZONING CATEGORY: 11

SITE DATUM: HORIZONTAL: NAD 83 VERTICAL: NAD 83

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.

LICENSE NO. _____ EXPIRATION DATE: _____

7/12/10

LANDSCAPE NOTES AND DETAILS

MONTGOMERY INDUSTRIAL PARK

LOT 32

BURTONVILLE (5th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 2242-00-01