





Star Pointe Plaza Consent Amendment: Site Plan 82010002A

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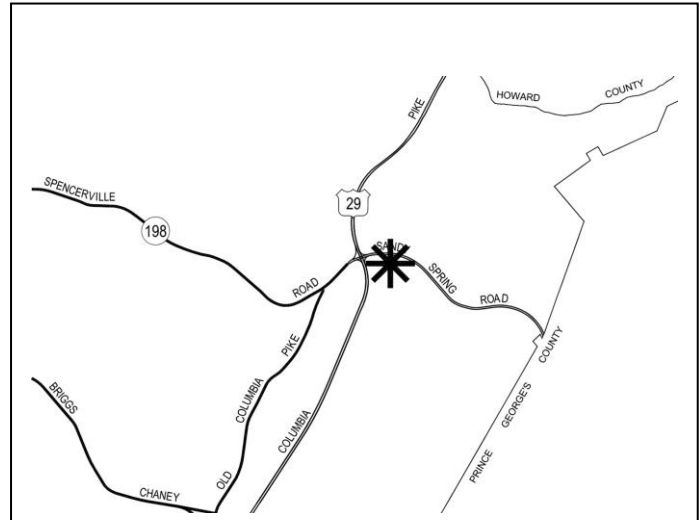
 John Carter, Chief, Area 3, (301) 495-4575 john.carter@montgomeryplanning.org

Staff Report Date: 11/07/14

Description

Star Pointe Plaza Consent Amendment: Site Plan 82010002A: Request to reduce the total lot area, green area and side yard building and parking setbacks as a result of a boundary dispute, located on the south side of Sandy Spring Road (MD 198), approximately 100 feet west of Star Pointe Lane, 1.53 acres, I-1 Zone, Burtonsville Employment Area Overlay Zone; Fairland Master Plan.

Applicant: Vikram Kushawaha
Submitted: 08/26/2014



Summary

- Reduction in lot area , green area, and side yard setbacks conforms to the zoning and to the Master Plan recommendations

STAFF RECOMMENDATION

Staff recommends approval of the proposed modifications to Site Plan 82004026C: Star Pointe Plaza. The proposed modifications are minor, only impacting the site development data table, and labeling on the plan drawing and qualify for approval as a Consent item.

SITE DESCRIPTION

Vicinity

The property is 1.53 acres in size and is located on the south side of Sandy Spring Road (MD 198) approximately 100 feet west of Star Pointe Lane, or approximately 400 feet east of the interchange with Columbia Pike (US29) ("Subject Property"). The Subject Property is Zoned I-1. It is located in the Fairland Master Plan ("Master Plan") in the Burtonsville Employment Area Overlay Zone (Figure 1). The Subject Property is located just east of the Burtonsville Crossroads Neighborhood Plan and is in the headwaters of the Little Paint Branch.

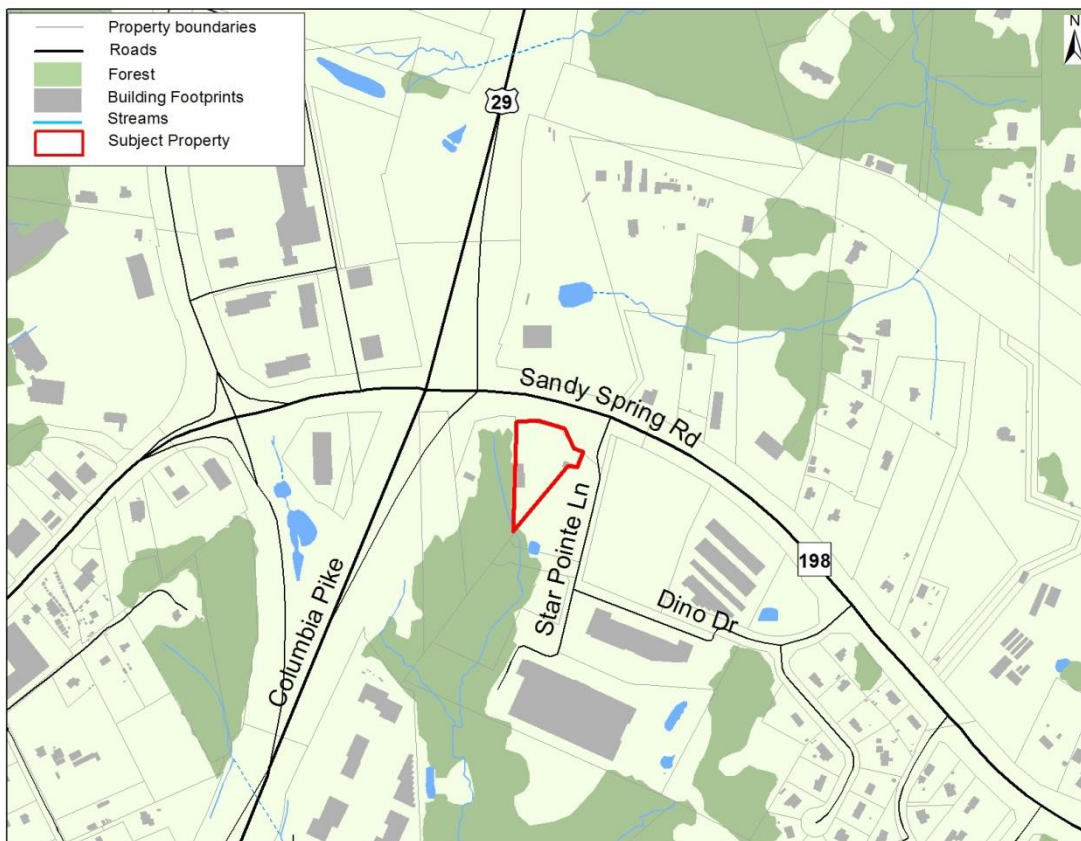


Figure 1

Previous Approvals & Project History

Preliminary Plan

This plan is subject to the conditions of Preliminary Plan No. 120090130, Star Pointe Plaza, which was approved on July 13, 2010 by adoption of Resolution MCPB No. 10-85. The Preliminary Plan created one 1.54 acre lot for 3,100 sq. ft. of retail use, 3,260 sq. ft. of restaurant use and 16,808 sq. ft. of office use.

Site Plan

Site Plan No. 820100020, Star Pointe Plaza, was approved on July 16, 2010 by adoption of Resolution MCPB. No. 10-87. The Site Plan approved a 25,239 square foot building on 1.54 acres of land for commercial uses as approved in the Preliminary Plan.

Current Conditions

During the record plat process, a dispute arose between the Subject Property and an adjacent property over the property boundary location. The Subject property essentially lost one foot off of the western boundary line. The Plat application has the correct property boundaries shown; however the Site Plan was never corrected. Development has begun on the Subject Property per the improvements allowed under the previous regulatory actions to build a three story, 25,239 sq. ft. commercial building with associated parking. Because of the moved boundary, the structures were built one foot closer to the western Property line (12 feet) than allowed under the Site Plan approval (13 feet). The Montgomery County Department of Permitting Services ("MCDPS") has halted construction activities until this discrepancy can be resolved.

AMENDMENT DESCRIPTION

To continue construction activity as the Subject Property, the Applicant has submitted Site Plan Amendment No. 82012002A, Star Pointe Plaza ("Application"), to make the following amendments to the Site Plan drawing and data table:

- a) Reduction in total lot area from 67,058 sq. ft. (1.54 acres) to 66,805 sq. ft. (1.53 acres);
- b) Increase in total FAR from 0.37 FAR to 0.38 FAR;
- c) Reduction in side yard setbacks on the western side from 13 feet to 11.5 feet and the eastern property line from 10 feet to 9.5 feet;
- d) Reduction in Green area from 31,447 sq. ft. (46.9%) to 24,400 sq. ft. (36.5%).

Staff Discussion

The requested amendment will not have an impact on Site Plan findings; but the dimensions on the plan drawing and the project data table for the I-1 Zone need to be adjusted with the new figures as shown in Table 1.

Table 1 – Project Data Table, I-1 Zone

Development Standard	Permitted/Required	Proposed for Approval & Binding on the Applicant
Gross Tract Area (GTA)	n/a	67,085 SF/(1.54 acres) <u>66,805 SF/(1.53 acres)</u>
Net Lot Area	n/a	67,085 SF/(1.54 acres) <u>66,805 SF/(1.53 acres)</u>
Gross Floor Area (GFA) & FAR - Retail/restaurant - General office Total	n/a n/a	8,431 SF ^(a) (0.126 FAR) 16,808 SF (0.251 <u>0.252</u> FAR) 25,239 SF
Max. Cumulative retail/commercial uses in Overlay Zone (SF)	50,000 SF ^(b)	24,031 ^(c)
Max. Building Height (feet) 59-C-5.3		
- In stories	3	3
- In feet	42	42

Min. Building Setbacks (feet) (Sec. 59-C-18.142(b)(1))		
- Major highway	100 ^(d)	100 ^(e)
- Other property lines	0	
- West		13 <u>11.5</u>
- South		287
- East		104
Min. Parking Setbacks (feet) (Sec. 59-C-18.142(b)(1))		
- Major highway	100	100
- Other property lines	0	
- West	0	12 <u>11.5</u>
- East	0	10 <u>9.5</u>
Parking Lot Internal Landscape		
	5% (1,740 SF)	6.8% (2,357 SF)
Min. Green Area (% of GTA)	10	46.9 <u>36.5</u>
59-C-5.32	(6,706 SF)	(31,477 SF) <u>(24,400S F)</u>
Total Parking Spaces		
- Office (16,808 SF)	116 (84) ^(f)	84 ^(f)
- Retail (3,100 SF)	48.7 (@ 2.9 sp/1000 SF)	
- Restaurant, patron internal (1,927 SF)	15.5 (@ 5 sp/1000 SF)	
- Restaurant, patron external (210 SF)	48.2 (@25 sp/1000 SF)	
- Restaurant, non-patron area (1,333 SF)	3.2 (@15 sp/1000 SF)	
	0 (@0 sp/1000 SF)	
Handicap Spaces	4	4
Bicycle spaces (59-E-2.3(a))	5	5
(@ 1 bike space/20 vehicle spaces)	(84 vehicle sp/20)	
Motorcycle spaces (59-E-2.3(d))	2	2
(@2% x total vehicle spaces)	(2% x 84 vehicle sp)	
(a) Includes 2,071 SF of non-leasable area (lobby, elevator, common areas) (b) Maximum cumulative SF of retail allowed in the Burtonsville Employment Overlay Zone (c) Cumulative total including 8,431 SF from this application and 15,600 SF at Zimmerman's Hardware (d) The Fairland Master Plan recommends building setbacks in the industrial area by an unspecified distance, that in practices has been 100 feet (e) As measured from the edge of right-of-way of MD198, not including the private service road (f) Per Section 59-E-3.1, this application qualifies for a mixed-use parking credit		

The reduced lot area meets the minimum size allowed in the zone, and the FAR is acceptable because there is no explicit FAR limit in the I-1 Zone. The zone has no required side yard setbacks when abutting other industrial or commercial zoned land, however the previous Site Plan placed a 13 foot setback for the western side yard and a 10 foot setback for the parking along the eastern boundary. MCDPS has found that the wall of the building is actually 12 feet from the western Subject Property boundary and the parking is 9.5 feet from the eastern boundary. The Applicant's request of 11.5 feet is to provide a little extra room for façade treatments or other surveying errors.

The minimum green area for the I-1 Zone is 10 percent. The green area provided in this Application is 24,400 sq. ft (36.5 percent). The area provided as green area is geometrically the same as that shown on the certified Site Plan No. 820100020, however the area provided in the data table at that time was

incorrect, and the acreage of the total lot has been reduced slightly. This Application amends the table to show the accurate area of green space provided.

PUBLIC NOTICE

A notice regarding the amendment was sent to all parties of record by the Applicant. 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. A sign was also posted along the Subject Property frontage with Sandy Spring Road. Staff has not received any citizen correspondence as of the writing of this staff report.

CONCLUSION

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. These modifications will not affect the compatibility of the development with respect to the surrounding developments. Staff recommends approval of Site Plan Amendment 82010002A.

ATTACHMENT

Attachment A – Red line Site Plan

ABBREVIATIONS LIST

AT	AND	N	NORTH
AC	ACRE	NO/	NUMBER
APPROX	APPROXIMATE	NTS	NOT TO SCALE
B	BEND	OHE	OVERHEAD ELECTRIC
BC	BOTTOM OF CURB	OP	OVERHEAD POWER
BIT	BITUMINOUS	OT	OVERHEAD TELEPHONE
BLDG	BUILDING	P	POLE
BM	BENCH MARK	PC	POINT ON CURVE
C&G	CURB AND GUTTER	PES	PIPE END SECTION
C&P	CHESAPEAKE & POTOMAC	PERF	PERFORATED
CL	CURB INLET	PT	POINT ON TANGENT
CL	CENTERLINE	PL	PROPERTY LINE
CL	CLASS	PROP	PROPOSED
CL	CHAIN LINK FENCE	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	PVMT	PAVEMENT
CO	CLEAN OUT	R	RADIUS
CONC	CONCRETE	R	REMOVE
CT	CURB TRANSITION	(R)	RETAINING WALL
CTB	CONCRETE THRUST BLOCK	R/W	RIGHT OF WAY
DIA	DIAMETER	RD	REINFORCED CONCRETE PIPE
D/S	DOWNSPOUT	REV	REVISION
DW	DOMESTIC WATER	REQ	REQUIRED
DWG	DRAWING	R/O	ROOF OVERHANG
E	ELECTRIC	REAR	REAR WITH CAP
EA	EACH	RWC	REAR WITH CAP
EL	ELEVATION ABOVE SEA LEVEL	S	SANITARY SEWER
ELEC	ELECTRICAL	SD	STORM DRAIN
ENT	ENTRANCE	SF	SILT FENCE
EP	EDGE OF PAVEMENT	SL	SITE LIGHT
EX	EXISTING	SSF	SUPER SILT FENCE
EXT	EXTENSION	SFAP	SILT FENCE ON PAVEMENT
F	FOLIAGE	SCH	SCHEDULE
FD	FOUNDATION DRAIN	STA	STATION
FF	FINISHED FLOOR	STD	STANDARD
FG	FINISHED GRADE	SWM	STORMWATER MANAGEMENT
FH	FIRE HYDRANT	T	TEE
FHT	FIRE HYDRANT TEE	TC	TOP OF CURB
FT	FOOT/FEET	TD	TRENCH DRAIN
GPD	GALLON PER DAY	TR	TO REMAIN
H	HORIZONTAL	TRANS	TRANSFORMER
HB	HORIZONTAL BEND	TW	TOP OF WALL
HCR	HANDICAPPED RAMP	TYP	TYPICAL
HG	HIGH HYDRAULIC GRADIENT	TBD	TO BE DETERMINED
HGL	HYDRAULIC GRADIENT LINE	UP	UNDERGROUND POWER
INV	INVERT	UT	UNDERGROUND TELEPHONE
IPF	IRON PIPE FOUND	UL	UPPER LEVEL
JB	JUNCTION BOX	V	VALVE
L	LIBER	VB	VERTICAL BEND
LF	LINEAR FEET	VHC	VAN HANDICAPPED
LHG	LOW HYDRAULIC GRADIENT	W	WATER
LI	LANDSCAPE ISLAND	W	WITH
LP	LIGHT POLE	W/M	WATER MAIN
LL	LOWER LEVEL	WCS	WATER QUALITY CONTROL STRUCTURE
MH	MANHOLE	WSSC	WASHINGTON SUBURBAN
MP	MOTORCYCLE PARKING	WSSC	SANITARY COMMISSION
		WW	WATER VALVE
		YI	YARD INLET

LEGEND

ITEM	NEW	EXISTING	ITEM	NEW	EXISTING
BITUMINOUS			REMOVE		(R)
CONCRETE PAVEMENT BUILDING(S)			TRAVERSE STATION		
CENTER LINE			UNDERGROUND POWER LINES		
CONCRETE CURB & GUTTER			OVERHEAD POWER LINE		
REVERSE CONCRETE CURB & GUTTER			UNDERGROUND TELEPHONE LINE		
CONTOURS			WATER MAIN		
FENCE			WOODED AREAS		
FIRE HYDRANT			LIMITS OF DISTURBANCE		
GAS MAIN			SILT FENCE		
RETAINING WALL			SUPER SILT FENCE		
PARKING COUNT			TREE PROTECTION FENCE		
POLE GUY WIRE			CONCRETE WALK		
PROPERTY LINE			SIGN		
SANITARY SEWER			TEST PIT REQUIRED		
SITE LIGHT			WATER METER		
SIAMSE CONNECTION			WATER MANHOLES		
SOIL / TEST BORING			WATER VALVE		
SPOT ELEVATIONS			CLEANOUT		
SWALE			BENCH MARK		
ABANDON			INLETS		

PROJECT DATA TABLE FOR THE I-1 ZONE AND BURTONSVILLE EMPLOYMENT AREA OVERLAY ZONE

Development Standard	Permitted/Required	Proposed for Approval & Binding on the Applicant
Gross Tract Area (GTA) (square feet/acre)	n/a	62,058-64- (41.54 acres) 66,805 SF (41.53 acres)
Net Lot Area (square feet/acre)	n/a	62,058-64- (41.54 acres) 66,805 SF (41.53 acres)
Gross Floor Area (GFA) & FAR		
-Retail restaurant	n/a	8,431 SF ^(a) (0.126 FAR)
-General office	n/a	2,16,808 SF + 49,244 FAR
Total	n/a	25,239 SF (0.252 FAR)
Max. Cumulative retail/commercial uses in Overlay Zone (SF)	50,000 SF ^(b)	24,031 (c)
Max. Building Height (feet) 59-C-5.3		
-In stories	3	3
-In feet	42	42
Min. Building Setbacks (feet)		
-Major highway	100 ^(d)	100 ^(e)
-Other property lines (Sec. 59-C-18.142(b)(1))	0	
-West		42- 11.5
-South		287
-East		104
Min. Parking Setbacks (feet)		
-Major highway	100	100
-Other property lines (Sec. 59-C-18.142(b)(1))	0	
-West	0	42- 11.5
-East	0	42- 9.50
Parking Lot Internal Landscape % of surface pkg facility	5 (1,740 SF)	6.8 (2,357 SF)
Min. Green Area (% of GTA) 59-C-5.3	10	46- 36.5
	46-706 SF (6.681 SF)	421,472 SF (24,400 SF)
Total Parking Spaces	116 (84) ^(f)	(84) ^(f)
-Office (16,808 SF)	48.7 (@ 2.9 sp/1000 SF)	
-Retail (3,100 SF)	15.5 (@ 5 sp/1000 SF)	
-Restaurant, patron internal (1,927 SF)	48.2 (@ 25 sp/1000 SF)	
-Restaurant, patron external (210 SF)	3.2 (@ 15 sp/1000 SF)	
-Restaurant, non-patron area (1,333 SF)	0 (@ 0 sp/1000 SF)	
Handicap Spaces	4	4
Bicycle spaces (59-E-2.3(a))	5	5
(@ 1 bike space/20 vehicle spaces)	84 vehicle sp/20	
Motorcycle spaces (59-E-2.3(d))	2	2
(@ 2% x total vehicle spaces)	(2% x 84 vehicle sp)	

(a) Includes 2,071 SF of non-leaseable area (lobby, elevator, common area).

(b) Maximum cumulative square footage of retail commercial uses permitted in the overlay zone per Sec. 59-C-18.142(b)(3)(B).

(c) The total of 24,031 SF of cumulative retail/commercial uses in the Overlay Zone consists of the proposed 8,431 SF and the existing 15,600 SF of retail in one property (i.e. Zimmerman's hardware).

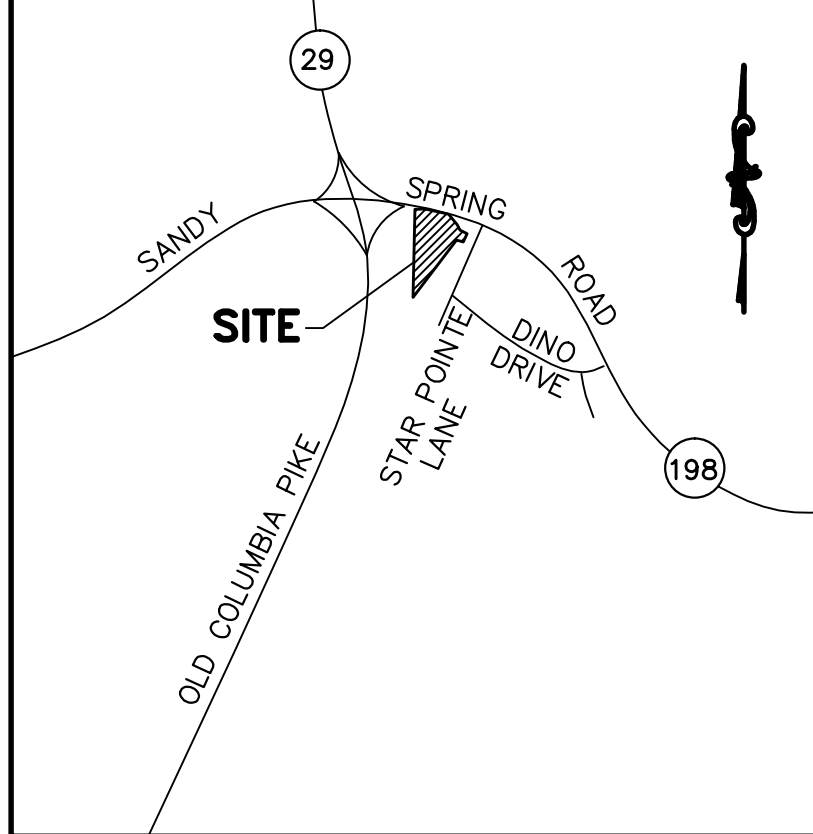
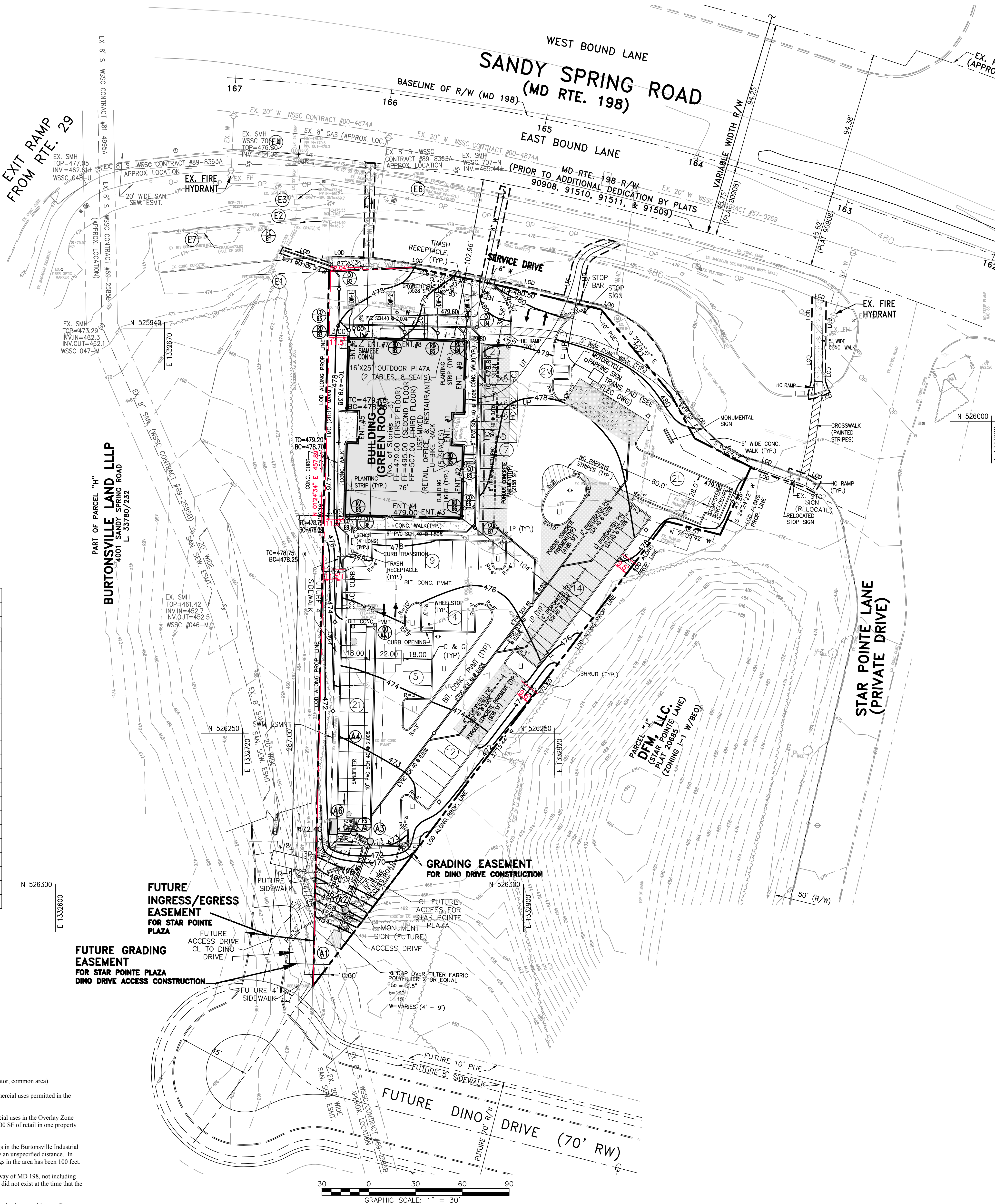
(d) The Fairland Master Plan recommends that buildings in the Burtonsville Industrial Area be set back from Sandy Spring Road (MD 198) by an unspecified distance. In practice, the distance applied to other approved buildings in the area has been 100 feet.

(e) As measured from the edge of the original right-of-way of MD 198, not including the service road, which is intended to be temporary and did not exist at the time that the Fairland Master Plan was adopted.

(f) Per Section 59-E-3.1, this application qualifies for a mixed-use parking credit schedule as calculated in the table below:

Land use (min. pkg. Required)	Weekday			Weekend			Nighttime
	Daytime (6am-6pm)	Evening (6pm-midnight)		Daytime (6am-6pm)	Evening (6pm-midnight)	(Midnight-6am)	
Office (48.7)	(100%) 48.7	10% 4.9		10% 4.9	5% 2.4	5% 2.4	
General Retail (15.5)	(60%) 9.3	90% 14.0		100% 15.5	70% 10.9	5% 0.8	
Restaurant (51.4)	(50%) 25.7	100% 51.4		100% 51.4	100% 51.4	10% 5.1	
All Other Uses (0)							
Total (116)	*84	70		72	65		9

* The parking requirements for this mixed use building is 84 spaces.



VICINITY MAP
SCALE: 1" = 2,000'
ADC (PAGE 32, F-2)
WSSC 200 SCALE SHEET NO. 220 NE 04

SITE PLAN NOTES

- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES LOCATED WITHIN THE PROJECT SITE BY DIGGING (HAND DIGGING WHERE REQUIRED OR APPLICABLE TO PROTECT EXISTING UTILITIES), CONDUCT TEST PIT AT ALL PIPE OR STRUCTURES CROSSINGS AND CONNECTION POINTS. THE RESULTS OF THESE TEST PITS SHALL FURNISHED TO THE ENGINEER WITHIN FOURTEEN (14) CALENDAR DAYS OF NOTICE TO PROCEED.
- THE CONTRACTOR SHALL CALL MISS UTILITY (1-800-257-7777), 72 HOURS PRIOR TO BEGINNING EXCAVATION TO DETERMINE THE LOCATION OF EXISTING (ON-SITE & WITHIN ADJACENT PUBLIC R/W) UTILITIES. THE CONTRACTOR SHALL SUBMIT A REFINED PRINT OF ALL EXISTING UTILITY MARKINGS TO THE ENGINEER. ANY CONFLICTS WITH CONSTRUCTION SHALL BE NOTED FOR RESOLUTION BY THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY ~~4846~~ BELL ATLANTIC, WGS, AND WSSC 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION AFFECTING THEIR UTILITY. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF WSSC'S PERMIT, AND MNCPPC APPROVAL CONDITIONS INCLUDING BUT NOT LIMITED TO MAINTENANCE, SUBMITTAL, SEQUENCE, INSPECTION, NOTIFICATION, TRAFFIC CONTROL, TESTING, CONSTRUCTION, & AS-BUILT PLAN.
- THE CONTRACTOR SHALL COORDINATE WITH DESIGN ENGINEER, GEOTECHNICAL ENGINEER, TESTING, & INSPECTION AGENCY (INDEPENDENT COMPANY HIRED BY THE CONTRACTOR) FOR SCHEDULING ALL COMPACTION TESTS, CONTRACTOR TESTS, SUBGRADE TESTS, SWM STRUCTURES INSPECTIONS, ETC. THE RESULTS OF THESE TESTS INDICATING PROPER LOCATION, ELEVATION, AND REMARKS INDICATING COMPLIANCE SHALL BE SUBMITTED WITHIN SEVEN (7) CALENDAR DAYS OF EACH REQUIRED TEST.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING ACCESS DRIVES, UTILITIES, CURBS, WALKS, PAVEMENTS, STORM DRAINS, AND OTHER EXISTING SITE IMPROVEMENTS TO REMAIN. THE CONTRACTOR SHALL RESTORE ANY SITE IMPROVEMENTS OR UTILITIES DAMAGED BY CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE SHEETING & SHORING WHERE REQUIRED TO MEET OSHA REQUIREMENTS AND ALSO TO PROTECT ALL EXISTING SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO TREES, BUILDINGS, UTILITIES, PARKING, WALLS, FENCING, ETC. SUBMIT SHEETING & SHORING PLAN FOR APPROVAL BY STRUCTURAL ENGINEER.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS (INDEPENDENT CONTRACTORS) EMPLOYED BY THE OWNER FOR RESTORATION, RENOVATION, & MAINTENANCE TO BUILDING AND/OR SITE.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING SIDEWALKS ALONG SANDY SPRING ROAD. COMPLY WITH TRAFFIC CONTROL PLAN REQUIRED.
- FOR BUILDING DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
- HORIZONTAL AND VERTICAL DATUM SHOWN IS WSSC AND AS NOTED.
- UNLESS INDICATED OTHERWISE, REMOVE ALL EXISTING SITE IMPROVEMENTS LOCATED WITHIN THE PAVEMENT LIMITS OF DISTURBANCE (LOD), NEARLY SAW CUT EXISTING PAVEMENT, WALLS, CURBS, CURB & GUTTER & WALKS ALONG THE LIMITS OF PAVEMENT REMOVAL.
- CONTRACTOR'S STAGING AND PARKING AREA IS LIMITED TO THE ON-SITE AREA DESIGNATED BY THE OWNER.
- THE OWNER SHALL HIRE PROFESSIONAL ENGINEER TO PREPARE A COMPLETE AS-BUILT SWM PLAN. THE ENGINEER WILL SUBMIT THE AS-BUILT SWM PLAN TO MDCPS FOR REVIEW & APPROVAL. ANY CORRECTIONS REQUIRED TO COMPLY W/ MDCPS APPROVAL SHALL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE SWM/SC & SD CONNECTION PERFORMANCE BONDS SHALL BE POSTED BY THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH DESIGN ENGINEER & MDCPS FOR THE TIMELY RELEASE OF PERFORMANCE BONDS.
- SITE LIGHTING SHOWN ON THIS PLAN FOR REFERENCE ONLY (FOR BUILDING LIGHTS & DETAILS, SEE SHEETS E-1 & E-2).
- CONCRETE GUTTER NOT SHOWN.
- FOR PARKING ANALYSIS SEE SHEET C-3
- FOR LANDSCAPE PLAN SEE SHEET C-4
- LOCATION OF EXISTING SANITARY SEWER CONNECTIONS ARE NOT KNOWN.
- MNCPPC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING.
- SUBSTITUTION REQUESTS FOR THE BIKE RACK, TABLE, CHAIR, TRASH RECEPTACLE AND BENCH MUST BE APPROVED BY M-NCPPC STAFF PRIOR TO INSTALLATION.

ENGINEER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY IS FIELD RUN AND IS BASED ON WSSC DATUM.

PRITAM ARORA
REGISTERED PROFESSIONAL ENGINEER
MD NO. 11101

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 8-20100029A, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: SANDY SPRING ROAD, LLC MR. VIKRAM KUSHAWAHA
Company: Contact Person

Address: 11313 CLASSICAL LANE, SILVER SPRING, MD 20903

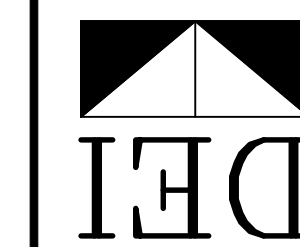
Phone: (301) 437-2279 (Cell)

Signature: *[Signature]* Date: 8-30-10

M-NCPPC APPROVAL STAMP

Certified Site Plan
File No. 8-20100029A
Montgomery County Planning Board
Chair or Designee: *[Signature]* Date: 10-18-10
Montgomery County Planning Department
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DESIGN ENGINEERING INCORPORATED
FULL SERVICE ENGINEERING
18229-A FLDYER HILL WAY GAITHERSBURG, MARYLAND 20879
PHONE: (301) 258-1173 X102
FAX: (301) 258-0690 EMAIL: DESIGNENGINEERING@CDMCAST.NET
CONTACT: PRITAM ARORA



BURTONSVILLE INDUSTRIAL PARK PARCEL M
STAR POINT PLAZA (RECORD PLAT NO. 24291)
(FORMERLY PARCELS 844, 845, 884 & 900, TAX MAP K3862)
PROPERTY OF SANDY SPRING ROAD, LLC
L. 26349, F. 597
5TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

REVISIONS
DATE DESCRIPTION
12/15/09 MNCPPC & FCE
7/20/10 MNCPPC
8/27/10 MNCPPC
10/05/10 MNCPPC

SITE PLAN
DATE: 06/25/2010
SCALE: 1" = 30'
SHEET: C-2
CHECKED: 3 OF 9