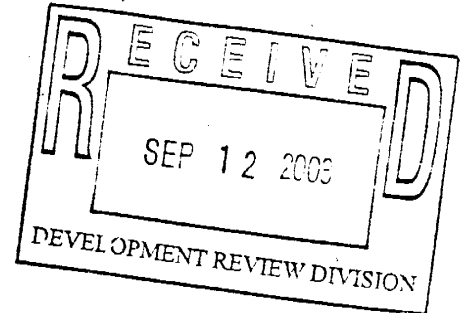


JUL 20 2000

MONTGOMERY COUNTY PLANNING BOARD

OPINION



DATE MAILED: July 19, 2000
SITE PLAN REVIEW: #8-00024
PROJECT: Scandinavian Import Servicenter

Action: Approval subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Bryant, with a vote of 5-0, Commissioners Bryant, Holmes, Hussmann, Perdue and Wellington voting for.

The date of this written opinion is July 19, 2000. Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 18, 2000 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid for as long as Preliminary Plan #1-98076 is valid, as provided in Section 59-D-3.8. Once the property is recorded, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On June 29, 2000, Site Plan Review #8-00024 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, the

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recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-00024 which consists of 8,400 sf of industrial use, subject to the following conditions:

1. Conditions of MCDPS stormwater management concept approval dated April 23, 1998, reconfirmed March 14, 2000.
2. Show road dedication dimensions as noted in Transportation Planning memo dated June 15, 2000.
3. Prior to signature set, provide the following information subject to staff review:
Lighting:
 - i. Show lighting with landscaping on one plan;
 - ii. Provide photometric light distribution plan for entire site;
 - iii. Provide specifications and locations for all fixtures, including type, wattage, house shields, mounted height, hours of operations.
4. Standard Conditions dated October 10, 1995, Appendix A:
 - a. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 1. Development Program to include a phasing schedule as follows:
 - i) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - ii) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - iii) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - iv) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - v) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

2. Site Plan Enforcement Agreement to delineate transportation management program and/or APF Agreement.
- b. Signature set of site, landscape/lighting, and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - i. Limits of disturbance;
 - ii. Conditions of DPS Stormwater Management Concept approval (waiver) letter dated *April 23, 1998*;
 - iii. The development program inspection schedule.
 - iv. Conservation easement boundary
 - v. Street trees 45-50 feet on center along all public streets;
 - c. No clearing or grading prior to M-NCPPC approval of signature set of plans.