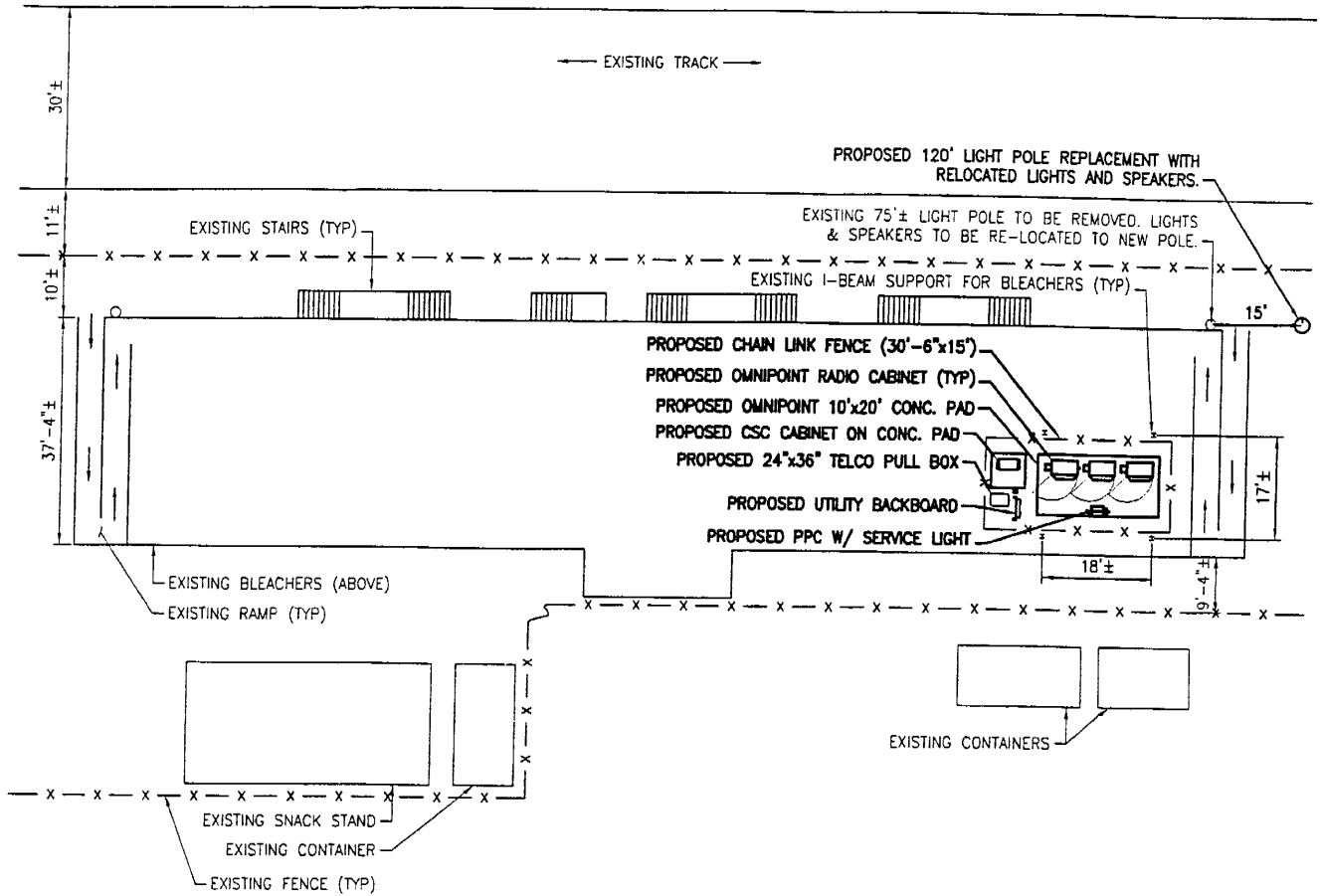


ATTACHMENT 4




1 ENLARGED SITE PLAN
 LE-1 SCALE: 1" = 30'-0"
 0 10 20 30'

NOTE: E911 EQUIPMENT TO BE INSTALLED IN THE FUTURE - NOT DEPICTED

**OMNIPPOINT COMMUNICATIONS
 CAP OPERATIONS, LLC**



12050 BALTIMORE AVENUE BELTSVILLE, MD 20705
 Tel (240) 264-6400 Fax (240) 264-8610

WAND718 LEASE EXHIBIT			
MCGRUDER HIGH SCHOOL 5939 MUNCASTER ROAD ROCKVILLE, MD 20855			
SIZE A	 SUPPORT ENGINEERING	DWG NO. TMD217-03_LE.DWG	REV <input type="checkbox"/>
DATE: 1/12/04		SHEET LE-1	

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760**MEMORANDUM**

DATE: June 2, 2004

TO: Fred Boyd, Community Based Planning Division

VIA: Mary Dolan, Countywide Planning Division, Environmental Section

FROM: Marion Clark, Countywide Planning Division, Environmental Section

SUBJECT: Mandatory Referral No. MR-04501-MCPS-1
Magruder High School Monopole

The Environmental Planning staff has reviewed the referral referenced above. Staff recommends **approval** of this mandatory referral.

Forest Conservation

This site has an approved Natural Resources Inventory/Forest Stand Delineation (NRI/FSD). An exemption of the Forest Conservation Law has been granted because the proposal is a modification to an existing use that is clearing no more than a total of 5,000 square feet of forest; does not clear forest within a stream buffer or on property subject to Special Protection Area Water Quality Plan requirements; and does not require a new subdivision plan. The plan is not subject to requirements for a Tree Save Plan because no specimen trees will be removed or have greater than 30% of the critical root zone impacted.

Water Quality

This site is located in the Lake Needwood subwatersheds of the Upper Rock Creek watershed. County Council just designated this area of the Upper Rock Creek watershed a Special Protection Area. A Water Quality Plan is not required, however since this proposal does not disturb more than 5000 square feet.

The Countywide Stream Protection Strategy classifies this as a Watershed Restoration Area with fair stream conditions and good habitat conditions. There is a low imperviousness overall, however the lake is eutrophic and recreational facilities have an impact.

Environmental Guidelines

This proposal is not within the Patuxent River Primary Management Area. The site is not encumbered by environmental buffers such as; floodplain, stream valley or wetlands. There are no steep slopes.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

June 3, 2004

MEMORANDUM

TO: Fred Boyd, Senior Planner
Community-Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*
Transportation Planning

FROM: Ed Axler, Planner/Coordinator *E A*
Transportation Planning

SUBJECT: Mandatory Referral MR 04501-MCPS-1
T-Mobile Telecommunication Facility
MCPS Colonel Zadok Magruder High School
Rock Creek (Rural) Policy Area

This memorandum is Transportation Planning staff's adequate public facilities review of the subject mandatory referral.

FINDING

Transportation Planning staff has no transportation-related requirements associated with the telecommunication facility located on Montgomery County Public School's property.

The proposed telecommunication facility will be unmanned with only one or two monthly maintenance visits by one or two technicians most-likely traveling in the same vehicle. Therefore, the proposed telecommunication facility will not generate peak-hour vehicular trips during the weekday morning peak period (6:30 a.m. to 9:30 a.m.) and the evening peak period (4:00 p.m. to 7:00 p.m.). Staff therefore finds that the proposed telecommunication facility satisfies the Local Area Transportation Review and Policy Area Transportation Review tests and will have no adverse effect on area roadway conditions.

DISCUSSION

Site Location, Vehicular Access, and Pedestrian Facilities

The proposed telecommunication facility is on Montgomery County Public School's Colonel Zadok Magruder High School, Parcel P939. The school is located northeast of Muncaster Mill Road (MD 115) and southeast of Needwood Road. The vehicular accesses would be the existing four site access points from Muncaster Mill Road. The proposed mandatory referral will not adversely affect the existing pedestrian access.

Master Plan Roadways and Bikeways

According to the *Upper Rock Creek Area Master Plan*, the master plan roadways and bikeways are as follows:

1. Needwood Road is designated as an east-west two-lane primary residential street, P-8, with a 70-foot right-of-way and a Class I bike path.
2. Muncaster Mill Road (MD 115) from Redland Road to the North Branch of Rock Creek is designated as a north-south two-lane arterial, A-93, with an 80-foot right-of-way and a Class II bike path.
3. The Magruder Bikeway is recommended as a connection between Rock Creek and Shady Grove and includes bike path connection designated and built as part of the development of Casey Property to serve Colonel Zadok Magruder High School.

Local Area Transportation Review

Local Area Transportation Review is not required because the mandatory referral for the proposed telecommunication facility does not generate any peak-hour vehicular trips during the weekday morning and evening peak periods.

Policy Area Transportation Review

The Rock Creek Policy Area is one of the five rural policy areas with no assigned staging ceilings for jobs or housing units under the current *FY 2004 Annual Growth Policy*. Under the *FY 2005 Annual Growth Policy* to be effective July 1, 2005, Policy Area Transportation Review would be no longer applicable.

EA:gw