

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
AFFORDABLE HOUSING IMPACT STATEMENT



Plan Type: Site Plan

Date Range: Not Applicable

Planning Area: 33 - WHITE OAK

Planning Board Report

Project Description

Name of Project / Plan	BURDOFT PROPERTY
Project / Plan Number	820050080
Current Zoning	C-1, C-1
What is Proposed?	CM, OF
Is project being considered as a Green Tape project for affordable housing?	No
TDR's (Proposed / Approved)	0 / 0

Impact on Housing Supply

	Single Family Detached	Single Family Attached	Multi-Family	Total Units
Maximum number of dwelling units allowed by Zoning	0	0	0	0
Number and type of dwelling units proposed	0	0	0	0
Number and type of dwelling units approved	0	0	0	0
Number and type of dwelling units to be removed or demolished	0	0	0	0
Net increase \ decrease in dwelling units	0	0	0	0

Impact on Affordable Housing

	Affordable Housing			Total Units
	MPDU	Other	Workforce	
Number and type of affordable housing units proposed	0	0	0	0
Number and type of affordable housing units approved	0	0	0	0
Number and type of affordable housing units to be removed or demolished	0	0	0	0
Increase/Decrease in affordable housing units	0	0	0	0

Impact on the Demand for Housing

Types of jobs to be created:

Commercial	Manufacturing	Office	Research & Development	Schools
0	0	0	0	0





Date Mailed: April 7, 2003

Action: Approved Staff Recommendation
Motion of Comm. Wellington, seconded by
Comm. Robinson with a vote of 4-0;

Comms. Berlage, Bryant, Robinson
and Wellington voting in favor
with Comm. Perdue absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-02056

NAME OF PLAN: BURDOFT PROPERTY

On 11/15/01, THOMAS J. REUGG submitted an application for the approval of a preliminary plan of subdivision of property in the C-1 zone. The application proposed to create 1 lot on 24,049 acres of land. The application was designated Preliminary Plan 1-02056. On 02/13/03, Preliminary Plan 1-02056 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 upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-02056 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-02056.

Approval, Subject to the Following Conditions:

- 1) Approval under this preliminary plan is limited to 10,192 square feet of commercial office/retail uses
- 2) All road rights-of-way shown on the approved preliminary plan shall be dedicated, by the applicant, to the full width mandated by the Fairland White Oak Master Plan unless otherwise designated on the preliminary plan
- 3) Compliance with the conditions of approval of the MCDPS stormwater management approval dated November 29, 2001
- 4) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 5) No clearing, grading or recording of plats prior to site plan enforcement agreement approval
- 6) Final approval of the location of buildings, on-site parking, site circulation, and sidewalks will be determined at site plan
- 7) A landscape and lighting plan must be submitted as part of the site plan application for review and approval by technical staff
- 8) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed

- 9) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- 10) Other necessary easements

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS**

TO: Development Review Division

SUBJECT: Project Name Vital Way Property Date Recd 10/02/00 NRI/FSO # 4-010931

The above-referenced plan has been reviewed by the Environmental Planning Division to determine the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). A determination has been made that the plan qualifies for the following exemption or waiver:

EXEMPTION:

- Single lot** - Applies to an activity conducted on an existing single lot of any size that is: 1) not subject to special exception; 2) does not disturb more than 40,000 square feet of forest; 3) does not violate a previously approved tree save plan; and 4) for which a declaration of intent has been filed with the Montgomery County Planning Director.
- Grandfathering Provision** - Lot(s) covered by a preliminary plan of subdivision or site plan for which the plan was:
 - Approved before July 1, 1984 and has less than 40,000 sq. ft. of forest cover.
 - Approved or extended between July 1, 1984 and July 1, 1991.

Note: Plans approved before July 1, 1991 that are revised after that date and will result in cutting of more than 5,000 additional square feet of forest are not exempt.
- Real Estate Transfer** - Transfer to provide a security, leasehold, or other legal or equitable interest in a portion of a lot or parcel. Transfer does not involve a change in land use or new development or redevelopment, with associated land disturbing activities; and both the grantor and grantee have filed a declaration of intent.
- Agricultural** - Exempt from platting and requirements to obtain a sediment control permit and meets the definition of agricultural activity specified in section 22A-3(h).
- Tree Nursery**
- Planned Unit Development** - Activity or development within a planned unit development which:
 - Development or Project Plan was approved before January 1, 1992 and site plans were approved before July 1, 1992
 - Development or Project Plan was approved before January 1, 1992 and site plans were not approved before July 1, 1992, but the PD was 75% or more complete on January 1, 1992 (measured by the total acreage subject to the PD that has received site plan approval).

Note: A development plan or project plan amendment approved after January 1, 1992 is not exempt if it results in the cutting of more than 5,000 additional square feet of forest.
- Small Property Exemption** - Activity occurring on a tract less than or equal to 1.5 acre in size where there is no existing forest and afforestation requirements would be less than 10,000 square feet; or, activity occurring on a tract less than or equal to 1 acre in size where activity will not result in the clearing of more than 30,000 square feet of existing forest and reforestation requirements would be less than 10,000 square feet.

Note: Tree preservation and/or replanting of individual trees may be required. Forest within any priority area on-site must be preserved.

Special Exceptions only:

- Special Exception applications for existing structures are exempt from the forest conservation law if the proposed use will not result in clearing of existing forest or trees.
- Modifications to an existing special exception use which was approved prior to July 1, 1991, will be exempt from the requirements of the Forest Conservation Law provided that the revision will not result in the cumulative clearing of more than 5000 additional square feet of forest.

This property is not within a Special Protection Area.

Other/Comments Site is 14,189 s.f.; no forest on site.

Signature: Carol Martin (301-495-4541)
Environmental Planning Division

Date: 10/17/00

cc: Benning & Assoc. (J. Maisel, fax: 301-948-0241)

Feb. 14 2005 10:46AM P2



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

February 10, 2005

Mr. Yanaki Lefterov
LR Engineering
10390 Hedgeapple Bend
New Market, MD 21774

Re: Stormwater Management **CONCEPT** Request
for Burdoff Property
Preliminary Plan #: 1-02056
SM File #: 204446
Tract Size/Zone: 0.55 acres / C-1
Total Concept Area: 0.55 acres
Lots/Block: N/A
Parcel(s): N123, N124
Watershed: Paint Branch

Dear Mr. Lefterov:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is acceptable. The stormwater management concept consists of on-site water quality control and onsite recharge via construction of an infiltration trench. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. The infiltration trench must be designed per current MCDPS design specifications.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



FROM :LR ENGINEERING

FAX NO. :

Feb. 14 2005 10:45AM P1

office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

Sincerely



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm mce

cc: R. Weaver
S. Federline
SM File # 204446

QN -ON; Acres: 0.55
QL - ON; Acres: 0.56
Recharge is provided

WSSC Comments on Items for March 28, 2005, Development Review Committee Meeting

File Number	Project Name	Comments
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8-05008 Burdoff Property

Existing water and sewer lines about the property. Please show existing and proposed service connections. Follow WSSC abandonment procedures. Arrange for fixture count prior to demolition. A previous review was assigned a job number of DA3338Z02.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsswater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



**MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION**

Rockville Center - 255 Rockville Pike, Suite 120 - Rockville, Maryland 20850-4166
Telephone No. 240-777-7700 - FAX No. 240-777-7715

**SUBDIVISION PLAN REVIEW: MNCPPC Development Review Committee (DRC)
Comprehensive Water Supply and Sewerage Systems Plan Issues**

MNCPPC File Number: **1-02056**

DRC Meeting Date: **03/28/2005** **12/17/2001**

Subdivision Plan Name: **Burdoft Property**

Proposed Development: **5096 sq.ft. offices and 5096 sq.ft. retail (replacing existing single-family house)**

Watershed: **Paint Branch**

Zoning: **C-1**

Planning Area: **Colesville-White Oak**

Site Area: **0.55 acre**

Location: **Vital Way**

Engineer: **Ben Dyer Associates, Inc. 301-459-9200**

Water Supply and Sewerage Systems (as specified on the subject subdivision plan or plan application)

Proposed Water Supply:

Proposed Wastewater Disposal:

Community (public) WATER system

Community (public) SEWER system

Existing Service Area Categories: Water: **W - 1**

Sewer: **S - 1**

Water/Sewer Plan Map Amendment:

Water Supply Comments:

Sewerage System Comments:

Yes; the water supply system is consistent with the existing water service area category

Yes; the sewerage system is consistent with the existing sewer service area category

*Additional Comments:

8-05008 (03/28/2005 DRC): As was noted at previous DRC: when the record plat is submitted to DEP, the engineer should note the information on any existing development which is to be removed, along with the new development information.

1-02056 (12/17/01 DRC): See comments above.