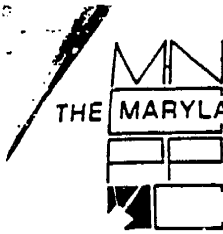


Corrected Opinion Mailed: July 29, 1997



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3780

Action: Approved Staff Recommendation  
(Motion of Comm. Richardson, seconded by Comm. Aron, with  
a vote of 5-0; Comms. Richardson, Aron, Floreen, Baptiste  
and Hussmann voting in favor).

MONTGOMERY COUNTY PLANNING BOARD  
CORRECTED  
OPINION

Preliminary Plan 1-94057  
NAME OF PLAN: CALDOR

On 01-14-94, CALDOR C/O TROUT ET AL, submitted an application for the approval of a preliminary plan of subdivision of property in the CBD1 zone. The application proposed to create 1 lots on 78587.00 SQ FEET of land. The application was designated Preliminary Plan 1-94057. On 04-14-94, Preliminary Plan 1-94057 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 1-94057 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-94057, subject to the following conditions:

As part of the application for preliminary plan review, the applicant proposed including areas of ROW associated with existing Jewell Road and park land currently owned and maintained by the Montgomery County Parks Department. In order for the area of the Jewell Road ROW to be included in the preliminary plan application, the applicant necessarily initiated procedures with the Montgomery County Council to abandon such public ROW. The areas of the park and road ROW are depicted on "Attachment I".

As compensation for park land being included in the preliminary plan application the applicant must convey to the Parks Department a portion of the abandonment totalling not less than 2,430 square feet, if the abandonment is approved by the Council, at or before the time of record plat. The area being conveyed to the Parks Department is shown on Attachment I. The net result will be an increase in the area of park land and the creation of a better usable parcel of land for park purposes. The Parks Department need not exchange its property unless and until the abandonment is approved and it has received suitable assurances that the applicant will convey the area of new park land.

In conditionally approving the preliminary plan, the Planning Board incorporates all applicable findings and conclusions set forth in

1 94057

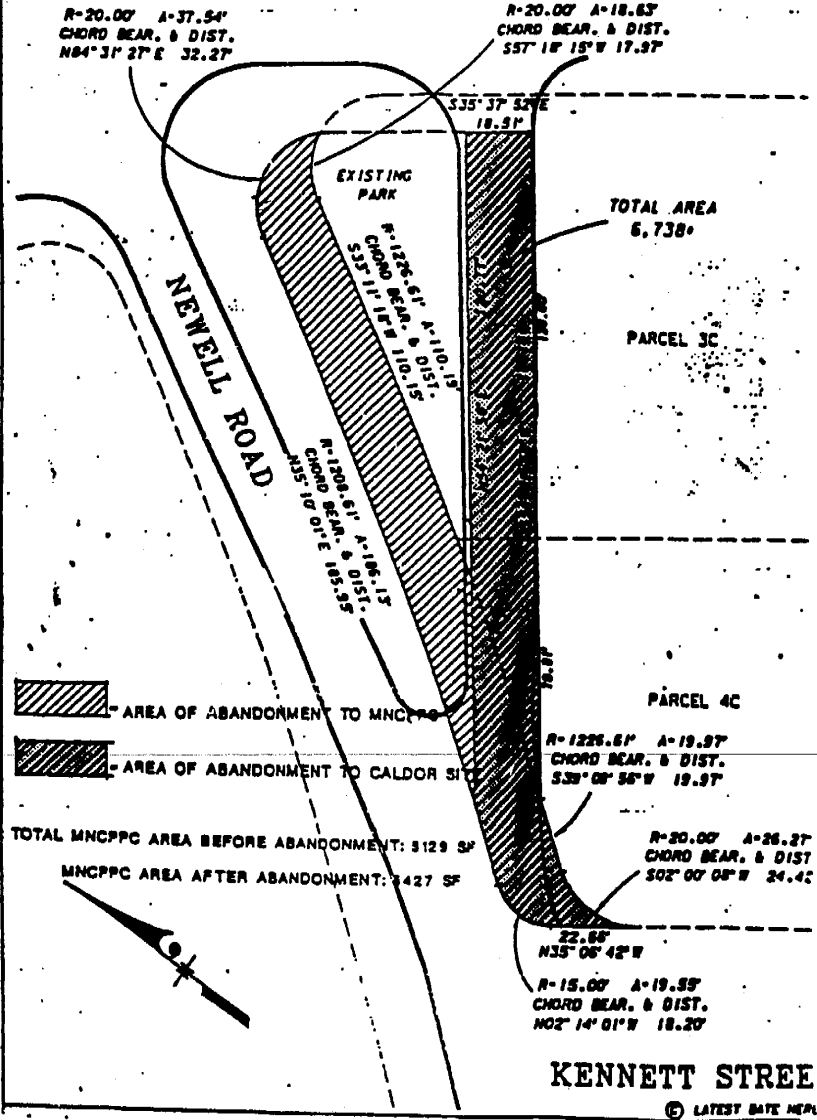
its opinion, including the technical staff report, for the associated Project Plan 9-94001.

APPROVAL, including the abandonment of a portion of Newell Road, subject to:

- 1) Agreement with Planning Board to limit development to 133,290 square feet of retail use with a total of 333 jobs. Applicant shall implement a Transportation System Management Program pursuant to the FY 94 Annual Growth Policy which established the Transportation Management District (TMD) in the Silver Spring CBD. Agreement shall specify goals as outlined in Transportation Planning Division memo dated 4-6-94
- 2) Compliance with Environmental Planning Division approval regarding the requirements of the forest conservation legislation. Applicant must meet all conditions prior to recording of plat or MCDEP issuance of sediment and erosion control permit
- 3) County Council resolution for the abandonment of Newell Road to be provided prior to site plan approval
- 4) The relocation and reconstruction of Newell Road to be phased and approved by MCDOT and MDSHA. Easements necessary to accomplish the reconstruction of Newell Road shall be identified on the record plat
- 5) Record plat to reference area of abandonment of Newell Road and acceptance of right-of-way by M-NCPPC to be included with existing park property
- 6) Dedication of East-West Highway (MD Rt. 410) 40' off center line per Silver Spring CBD Sector Plan
- 7) Conditions of MCDEP stormwater management approval dated 4-4-94
- 8) Submit amendment/revision to approved mandatory referral for Garage No. 9 prior to or together with site plan approval
- 9) Prior to applicant receiving use and occupancy permit for retail facility, Garage No. 9 must be accepted by MCDOT
- 10) No clearing, grading or recording of plat prior to site plan approval
- 11) Access and other right-of-way improvements to be approved by MCDOT and MDSHA
- 12) The approval of Preliminary Plan No. 1-94057 is dependent on applicant proceeding the Project Plan No. 9-94001
- 13) Other necessary easements
- 14) This preliminary plan will remain valid until August 26, 1997. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

PROPOSED AREA OF ABANDONMENT  
NEWELL ROAD @ EAST WEST HIGHWAY  
13TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

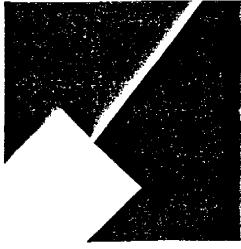
EAST WEST HIGHWAY



1. 04057

## Agency Correspondence

---




September 21, 2005

## MEMORANDUM

TO: Robert Kronenberg, RLA, Planner Coordinator  
Development Review Division

✓ Catherine Conlon, Supervisor  
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team  
Community-Based Planning Division

FROM: Miguel Iraola, ASLA, Planner Coordinator   
Community-Based Planning Division

SUBJECT: Project Plan Review No. 9-06001  
Preliminary Plan Review No. 1-06006  
1200 Blair Mill Road

---

The Community-Based Planning staff has reviewed the above referenced Preliminary Plan and Project Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000). The subject property is located at the northeast quadrant of the intersection of Blair Mill Road and Newell Street in South Silver Spring. Community-Based Planning recommends the approval of this Project Plan and Preliminary Plan, with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Dedicate additional street right-of-way along the Newell Street frontage equal to a final width of 52 feet.
2. Provide a Class III bikeway (on-road, signed shared bikeway) along both sides of Blair Mill Road.
3. Provide full width streetscape improvements on Newell Street (Type "B") and Blair Mill Road (Type "B") in accordance with the *Silver Spring Streetscape* (April 1992) technical manual or as amended, along the entire site frontage.
4. Insure conformance with the Maryland State Highway Administration approved changes to pedestrian crosswalks, curb ramps and other approved street improvements near the intersection with East-West Highway.

## ZONING AND LAND USE:

The 20,097 square foot (33,747 square foot gross tract area for determining density) subject property is zoned CBD-1 (Central Business District, 1.0). The approved CBD Sector Plan recommends the CBD-1 zoning for this site which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000, per County Council Resolution 14-600.

Residential development is permitted under the CBD-1 Zone. The project proposes 96 residential units, which reflects the maximum density (125 du/ac) permitted by the zone under the Optional Method. The proposed development equates to 132,065 GSF (gross square feet) with a 3.9 FAR.

The minimum required public use space for this project is 3,554 square feet (20 percent of the net lot). The applicant is proposing 4,387 square feet of on-site public use space and amenities which equals 24.7 percent of the net lot. The applicant also proposes an additional 4,235 square feet of off-site streetscape improvements. In total, the applicant proposes 8,622 square feet of on-site public use space, amenities and off-site improvements or 48.5 percent of the net lot area.

## SECTOR PLAN CONFORMANCE:

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlines six themes which articulate the shared goals and vision for a revitalized Silver Spring. Three of these themes (i.e., a residential downtown; a green downtown; and a pedestrian-friendly downtown) apply to this proposed project. The Sector Plan does not specifically identify the proposed project site as a potential housing site. However, the Sector Plan does encourage housing as an important component of the revitalization efforts. 12.5 percent of the units will be moderately-priced (MPDU).

This project is being developed under the optional method of development and proposes new opportunities for landscaped public open spaces, public art and streetscapes. This project encourages the development of active urban streets by providing the main building entrance along Blair Mill Road. Placing the primary public space in a prominent place as an activity generator further activates the street. This proposal improves the quality of the pedestrian environment by providing the streetscape treatment required for optional method projects.

- A. **Compatibility:** The proposed residential development is adjacent to the Spring Garden apartment building to the west. The Silver Spring Square (The Silverton) condominium building (height 60 feet), the Bennington apartment building (height 143 feet) and the approved Silver Spring Gateway project (height 143 feet) are located across East-West Highway from the proposed development. The recently approved 1200 East-West Highway project (height 143 feet) is located across Blair

Mill Road. The Discovery Communications Creative Technology Center (height 60 feet) is located across Newell Street on East-West Highway. The proposed building height is 90 feet.

The Sector Plan suggests height and setback limitations for buildings along Newell Street and Eastern Avenue to ensure *compatibility* with adjacent residential neighborhoods (Plan, p. 86). This recommendation was later codified as part of the Ripley/South Silver Spring Overlay Zone. This property is outside the overlay zone. Community Based Planning staff feels that the proposed 90' building height is compatible with the existing and proposed residential buildings adjacent to the proposed development and therefore satisfies the intent of the Sector Plan. Staff feels that the proposed development meets the intent of the Sector Plan in terms of compatibility and will not adversely affect surrounding properties.

- B. Sector Plan Street Rights-of-Way:** The Sector Plan recommends a street right-of-way of 70 feet for Newell Street. The existing right-of-way of 42 feet was reduced from 60 feet as part of an abandonment and subsequent parcel creation for Acorn Park in 1994. Staff at that time, agreed that an additional 10 feet of street right-of-way dedication would be required for the north side of Newell Street in the future. Therefore, staff recommends the applicant dedicate additional street right-of-way to equal a final width of 52 feet.

Blair Mill Road has an existing 60-foot street right-of-way and is symmetrical (street centered). The Sector Plan recommends a street right-of-way of 70 feet for Blair Mill Road. The right-of-way for Blair Mill Road was established at 63 feet during the Preliminary Plan Review (No. 1-05084) of the 1200 East-West Highway project and therefore no additional street dedication is required for this proposal.

- C. Sector Plan Bikeways:** The Sector Plan recommends a Class II or III bikeway (on-road, bike lanes or signed shared roadway) on Blair Mill Road. We recommend a Class III bikeway (on-road, signed shared bikeway) along Blair Mill Road.

- D. Streetscape:** The Blair Mill Road and Newell Street frontages will be improved with the Type "B" Silver Spring streetscape treatment. The streetscape public amenities for the proposed project should be in accordance with the standards of the *Silver Spring Streetscape* technical manual or as modified.

#### **COMMUNITY OUTREACH:**

The applicant has met with two community and civic groups including the Urban District Advisory Board and the Commercial and Economic Development subcommittee of the Silver Spring Citizens Advisory Board. The applicant has contacted the Shepherd Park Citizens Association, the Gateway Coalition and the Greater Silver Spring Chamber of

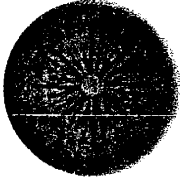
Commerce for comments regarding this proposal. Staff has not received written or verbal comments from the public regarding this proposal.

**RELATIONSHIP TO THE SOUTH SILVER SPRING PATHWAYS PLAN:**

The Montgomery County Department of Housing and Community Affairs has prepared a conceptual Pedestrian Pathways Plan for South Silver Spring. There are no proposed pathways planned near the subject property.

MI: G:\raola\regulatory\project\9-06001\_1200BlairMillRoad\_CBPmemo





September 22, 2005

**MEMORANDUM**

TO: Robert Kronenberg, Planner/Coordinator  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning

FROM: Scott A. James, Planner/Coordinator *Saj*  
Transportation Planning

SUBJECT: 1200 Blair Mill Road Condominiums  
Preliminary Plan #1-06006 and Project Plan #9-06001  
Silver Spring Central Business District Sector Plan

---

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the preliminary and project plans application for 96 dwelling units at 1200 Blair Mill Road.

**RECOMMENDATION**

Transportation Planning staff recommends approval of the above referenced preliminary and site plans with the following conditions as part of the APF test for transportation requirements related to Local Area Transportation Review (LATR):

1. Limit the development to 96 residential units.
2. Dedicate and show on the record plat right-of-way on Blair Mill Road as to equal 63 feet when measured from the opposite property line.
3. Dedicate and show on the record plat, ten feet of right-of-way on Newell Road so as to equal 52 feet of right-of-way when measured from the opposite property line.
4. Participate in the Silver Spring Transportation Management District.

## DISCUSSION

### Site Location, Access, Circulation, and Parking

The subject property is a roughly triangular parcel located at the southwestern corner of the intersection of East-West Highway, Blair Mill Road and Newell Street. Blair Mill Road borders the subject property on its northern side and Newell Road to the south. East-West Highway borders the property on its eastern portion. Acorn Park is located to the south and east of the subject property along Newell Street.

### Local Area Transportation Review

The proposed development of 96 residential units is not anticipated to generate more than 30 peak hour trips and therefore is not required to provide a formal traffic study per the LATR Guidelines. A traffic statement complying with LATR Guidelines was submitted and accepted for this project proposal.

### Master Plan Roadways and Bikeways

East-West Highway is classified as a major highway with four travel lanes and an ultimate right-of-way width of 90 feet between Blair Mill Road and Georgia Avenue. Newell Street is classified as a primary residential street of ultimate right-of-way of 70 feet per the Silver Spring (Central Business District) Sector Plan. Blair Mill Road is classified as a Business Street of ultimate right-of-way of 70 feet per the Silver Spring CBD Sector Plan.

An off-road shared-use bikeway is planned for East-West Highway (Bikeway #5, also referred to as SP- 9) for the length of the development frontage. An on-road shared outside lane bicycle facility is planned for Blair Mill Road (Bikeway #14). Both bicycle facilities are shown in the Countywide Bikeways Functional Master Plan.

---

### Right-of-Way Dedications

The subject property forms a triangular parcel on the western side of the Newell Street/Blair Mill Road/East-West Highway intersection. Previous developments in this location have altered the agreed upon ultimate right-of-way dimensions for Blair Mill Road and Newell Street. A prior proposed development located at 1200 East-West Highway and approved on June 30, 2005, established an ultimate right-of-way for Blair Mill Road equal to 63 feet.<sup>1</sup> Consequently, the subject proposal is not required to meet the Silver Spring CBD Sector Plan suggested ultimate right-of-way width of 70 feet for this roadway.

Along Newell Street, a previously approved development (8-94030A) for Lot 4, Parcel A, Block C of Silver Spring included the petition to abandon a section of Newell Street in order to expand Acorn Park. This abandonment was incorporated into the Caldor/Discovery Creative and Technical Center proposal resulting in a reduced right-of-way of 42 feet at the time of

---

<sup>1</sup> See Planning Board Opinion for Preliminary Plan #1-05084, development proposal for 1200 East-West Highway.

approval<sup>2</sup> on June 24, 1999. The applicant proposes to dedicate ten feet of right-of-way for a total of 52 feet for this section of Newell Street. The abandonment and revised dimensions for the Newell Street right-of-way were not included in the Silver Spring CBD Sector Plan. Memoranda from Park and Planning Department files indicate that the reduced right-of-way for Newell Street was agreed upon at the Planning Board meeting to approval Site Plan #8-94001. The staff memorandum continues to state:

“The master plan recommends a 70-foot right-of-way width of Newell Street, but it is currently 60 feet. The additional 10 feet would come from property on the north side of the road, between Newell Street (the westbound section) and Blair Mill Road.... MCDOT has recommended that the westbound pavement on Newell Street be widened to a minimum of 33 feet within the existing right-of-way, plus retaining sidewalk. ... While some minimal expansion into the park may be acceptable, there is a critical location where the intrusion would not be acceptable for project plan approval. This is the location where staff report for the project plan identifies some mature trees in the park.<sup>3</sup>

After approval of the Caldor proposal, the abandonment of Newell Street created an existing right-of-way of 42 feet. An additional ten feet as proposed by the applicant would not result in standard roadway cross section, however, seeking more right-of-way to the east would compromise the integrity of Acorn Park. If additional right-of-way beyond ten feet were sought from the subject property the geometric configuration of the adjacent intersection of East-West Highway/Blair Mill Road and Newell Street would become problematic. Therefore, staff proposes that the applicant dedicate ten feet of right-of-way preserving the non-standard roadway cross section for this segment of Newell Street and the existing geometry of the adjacent intersection. The additional ten feet of right-of-way will adequately provide for standard streetscape amenities along the frontage of the development property.

---

#### Pedestrian Access

The adjacent intersection has signalized pedestrian crosswalks on all approaches. Access to and through the intersection is adequate for pedestrians. The proposed pedestrian facilities along the frontage of the property connect to a comprehensive network of pedestrian facility in the Silver Spring CBD area that is safe and adequate. No additional improvements for pedestrian access are anticipated as a result of this project proposal.

SJ:gw

Rev mmo to Kronenberg re 1200 Blair Mill

---

<sup>2</sup> See Planning Board Opinion of plan application #8-94030A, Caldor/Discovery Creative and Technical Center

<sup>3</sup> Excerpted from page 4 of the Transportation Planning staff memorandum discussing Preliminary Plan #1-94057, Caldor Department Store project proposal. Dated April 6, 1994.



DEPARTMENT OF PUBLIC WORKS  
AND TRANSPORTATION

Douglas M. Duncan  
*County Executive*

Arthur Holmes, Jr.  
*Director*

September 29, 2005

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan # 1-06006 (9-06001)  
1200 Blair Mill Road Condominiums

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated July 8, 2005. This plan was reviewed by the Development Review Committee at its meeting on August 29, 2005. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to MCDPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Necessary dedication along Newell Street and Blair Mill Road site frontages in accordance with the master plan.
2. We have accepted the supplemental imperviousness information provided by the applicant's consultant engineer which indicates the post-development runoff from the site will be less than that which exists today. As a result, downstream storm drain capacity and post-development impact analyses are not required to complete the preliminary plan package. We appreciate and support the consultant's proffer to analyze the capacity of the nearby existing 60" RCP as part of the Site Plan package.
3. The driveway apron on Blair Mill Road should not exceed thirty five (35) feet in width.
4. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.



Division of Operations

101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878  
240/777-6000, TTY 240/777-6013, FAX 240/777-6030

15

Ms. Catherine Conlon  
Preliminary Plan No. 1-06006  
September 29, 2005  
Page 2

6. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
7. Truck loading space requirements to be determined in accordance with the DPWT "Off-Street Loading Space" policy. On the site plan, delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
8. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans With Disabilities Act.
9. Improvements along East West Highway (MD 410) as required by the Maryland State Highway Administration.
10. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
11. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Fred Lees of our Traffic Control and Lighting Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
12. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Management Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
13. Trees in the County rights of way - species and spacing to be in accordance with the applicable MCDPWT standards. A tree planting permit is required from the Maryland Department of Natural Resources, State Forester's Office [(301) 854-6060], to plant trees within the public right of way.
14. Prior to approval of the record plat, the applicant will need to provide the Department of Permitting Services documentation on the maintenance of the proposed Silver Spring Streetscape Plan amenities. If the site is located outside the limits of the Urban District, the applicant should execute an agreement to have either the Urban District or the applicant (their successors, assigns, and transferees) assume the maintenance and liability for the streetscaping adjacent to this project. The maintenance agreement will need to include the section of private storm drain pipe between the proposed on-site storm drain manhole and a curb opening inlet described below in #15B.

Ms. Catherine Conlon  
Preliminary Plan No. 1-06006  
September 29, 2005  
Page 3

15. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
- A. Silver Spring Streetscape Plan amenities (sidewalks, handicap ramps, amended soil panel and street trees, street furniture) along the Blair Mill Road, East West Highway (MD 410), and Newell Street site frontages.
  - B. Construct an appropriately sized curb opening inlet on the south side of Blair Mill Road between the proposed private storm drain and the existing 66" RCP. (The applicant will be responsible for maintenance of the pipe between the private inlet and this curb opening inlet; DPWT will maintain the structure and the system between the curb opening inlet and the existing 66" RCP.
  - C. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
  - D. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the DPWT Division of Operations.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or (240) 777-6000.

Sincerely,



Gregory M. Leck, Manager  
Traffic Safety Investigations and Planning Team  
Traffic Engineering and Operations Section

Enclosure

m: /subd/DCA/1-06006 1200 Blair Mill Road, gml revs.doc

cc: John W. Bolton, 1200 BMR Associates, LLC  
Bill Landfair, VIKA, Inc.  
Mark G. Morelock, P.E.; VIKA, Inc.  
Scott Wallace, Linowes & Blocker  
John Borkowski; MSHA EAPD  
Joseph Y. Cheung; DPS RWPRP  
Christina Contreras; DPS RWPRP



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: 1200 Blair Mill Road Preliminary Plan Number: 1-06006

Street Name: Blair Mill Road Master Plan Road Classification: Business

Posted Speed Limit: 30 mph

Street/Driveway #1 ( Entrance ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?	Sight Distance (feet)	OK?
Right <u>300</u>	<u>OK</u>	Right _____	_____
Left <u>300</u>	<u>OK</u>	Left _____	_____

Comments: Existing parking meters to the left of site line partially obstruct views.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed  
(use higher value)

Tertiary	-	25 mph
Secondary	-	30
Business	-	30
Primary	-	35
Arterial	-	40
		(45)
Major	-	50
		(55)

Required  
Sight Distance  
in Each Direction\*

150'
200'
200'
250'
325'
400'
475'
550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

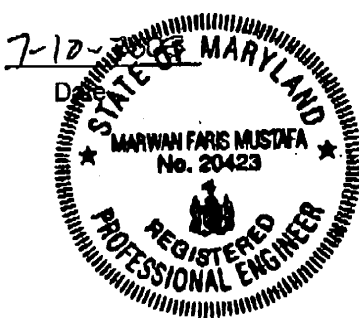
\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[Signature]  
 Signature

20423  
 PLS/P.E. MD Reg. No.



Montgomery County Review:

Approved ACCEPTED

Disapproved:

By: [Signature]

Date: 9/29/05

Form Reformatted:  
March, 2000



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

September 20, 2005

Mr. Soneil Charles  
Vika, Inc.  
20251 Century Boulevard, Suite 400  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for 1200 Blair Mill Road  
Preliminary Plan #: 1-06006  
SM File #: 219352  
Tract Size/Zone: 0.46 Ac./CBD-1  
Total Concept Area: 0.41 Ac.  
Parcel(s): N917  
Watershed: Lower Rock Creek

Dear Mr. Charles:

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 via a 'StormFilter'. Onsite recharge is not required since this is redevelopment. Channel protection volume is waived since the site is less than two acres within a CBD zone.

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. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. The under ground garage must drain to WSSC.
6. Provide a copy of the mechanical drawings to verify that the roof area drains to the stormwater quality structure and that the under ground garage drains to WSSC.
7. The 'StormFilter' will be designed as a volume based structure.
8. Provide proper access for maintenance (which may include either a driveway apron or a rolled curb).

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





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

**TO:** Plan review staff, Environmental Planning staff

**SUBJECT:** Project Name Blair Mill Condominiums Date Recd 5/13/05  
NRI/FSD # 4-05328E

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:

**EXEMPTION:**

**Small Property**

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, and no specimen or champion trees will be disturbed;

**Note: Tree Save Plan, including preservation and/or replanting of individual trees is required in lieu of a FCP where trees are impacted. Forest within any priority area on-site must be preserved.**

*NOTE: Per section 22A-6(b) of the Forest Conservation Law, Tree Save Plans may be substituted for Forest Conservation Plans on properties where the proposed development is exempt from Forest Conservation except that it involves clearing of specimen or champion trees.*

**This property is not subject to a Tree Save Plan.**

**This property is not within a Special Protection Area.**

Signature: Candy Bunnag  
Environmental Planning

Date: 6/24/05

cc: Kathleen Kulenguski, VIKA (fax: 301-916-2262)

fcpxemption.doc r01/03



**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: **1-06006**

DRC Meeting Date: **08/29/2005**

Subdivision Plan Name: **1200 Blair Mill Rd**

Proposed Development: **96 unit highrise**

Watershed: **Lower Rock Creek**

Zoning: **CBD1**

Planning Area: **Silver Spring**

Site Area: **.77 ac**

Location: **1200 Blair Mill Rd**

Engineer: **VIKA Inc. 703-442-7800**

**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:**

1-06006 & 9-06001 (8/29/05 DRC): No additional comments.

Prepared by: **Shelley Janashek**

Date prepared: **09/09/2005**