



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

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: MONTGOMERY AUTO SALES PARK Preliminary Plan Number: 1-04101

Street Name: BRIGGS CHANEY ROAD Master Plan Road Classification: MAJOR

Posted Speed Limit: 35 mph

Street/Driveway #1 (LOT 17) Street/Driveway #2 ()

Sight Distance (feet) OK?
Right 550+ ✓
Left 550+ ✓

Sight Distance (feet) OK?
Right
Left

Comments:

Comments:

GUIDELINES

Table with 2 columns: Classification or Posted Speed (use higher value) and Required Sight Distance in Each Direction*. Rows include Tertiary (25 mph, 150'), Secondary (30, 200'), Business (30, 200'), Primary (35, 250'), Arterial (40, 325'), Major (50, 475'), and Major (55, 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: [Handwritten Signature] Date: 06.09.04
Professional Engineer Seal: 12243-FE, 10874-PLS

Montgomery County Review:
[Checked] Approved
[] Disapproved:
By: [Handwritten Signature]
Date: 1/17/06



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

April 16, 2004

Robert C. Hubbard
Director

Mr. Matt Joyce
Joyce Engineering Corporation
10766 Baltimore Avenue
Beltsville, MD 20705

Re: Stormwater Management **CONCEPT** Request
for Herb Gordon Auto World
SM File #: 211742
Tract Size/Zone: 5.06 acres / C3
Total Concept Area: 5.06 acres
Parcel(s): N970
Watershed: Little Paint Branch

Dear Mr. Joyce:

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 channel protection measures via the existing Auto Park Regional Pond; on-site water quality control via installation of a Stormfilter unit. Onsite recharge is not required because this is a redevelopment project.

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 additional storage piping for water quality is not required for redevelopment sites, but will be allowed. The pipes must meet MCDPS requirements for underground storage.
6. A small portion of the project, approximately 0.2 acres, will not drain to the water quality facility. Since this area does drain to the Regional Pond, we will consider water quantity and water quality to be provided by the pond for this small area.

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 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 # 211742

QN - ON; Acres: 5
QL - ON; Acres: 5
Recharge is not provided



FIRE MARSHAL COMMENTS

DATE: 1-24-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *MONTGOMERY AUTO SALES PARK PLAN #8-06001 & 8-06002/SITE PLAN DATED AUGUST, 05*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 1-24-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Attachment No. 1

January 27, 2006

Re: Montgomery County
Intercounty Connector
Montgomery Auto Sales Park (8-06001 & 8-06002)

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

Dear Ms. Conlon:

This office has reviewed the Site Plan (8-06001 and 8-06002) for the Montgomery Auto Sales Park dated June 2004. The 14.77 acres Montgomery Auto Sales Park Property is located south of Briggs Chaney Road and east of US 29. The Site Plan shows the proposed reconstruction of two existing buildings as well as changes to the existing parking lot.

The Intercounty Connector (ICC) Corridor One, as shown to date, impacts about 0.80 acres of the property, as shown on the attached map. About 0.29 acres of this impact (highlighted in purple on the attached map), located right station 48+50 to right station 50+55 along ramp "NW", is due only to grading for supporting slopes, and could be handled as an easement. The remaining 0.51 acres of impact (highlighted in orange on the attached map) contains a potential retaining wall, and needs to be acquired as right-of-way.

To protect property that will support the State Highway Administration/Maryland Transportation Authority (SHA/MdTA) locally preferred alternative, Corridor One, which is being studied as part of the current National Environmental Policy Act process for the project, we request that your agency require reservation of this property through the project's Record of Decision scheduled for release on April 1, 2006. In addition, we request that the Site Plan approval be made contingent upon the owner continuing to work with the SHA regarding grading and drainage to make certain that neither the owner's or SHA's interests are precluded by the other.


My telephone number/toll-free number is 1-866-462-0020
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Ms. Cathy Conlon
Page Two

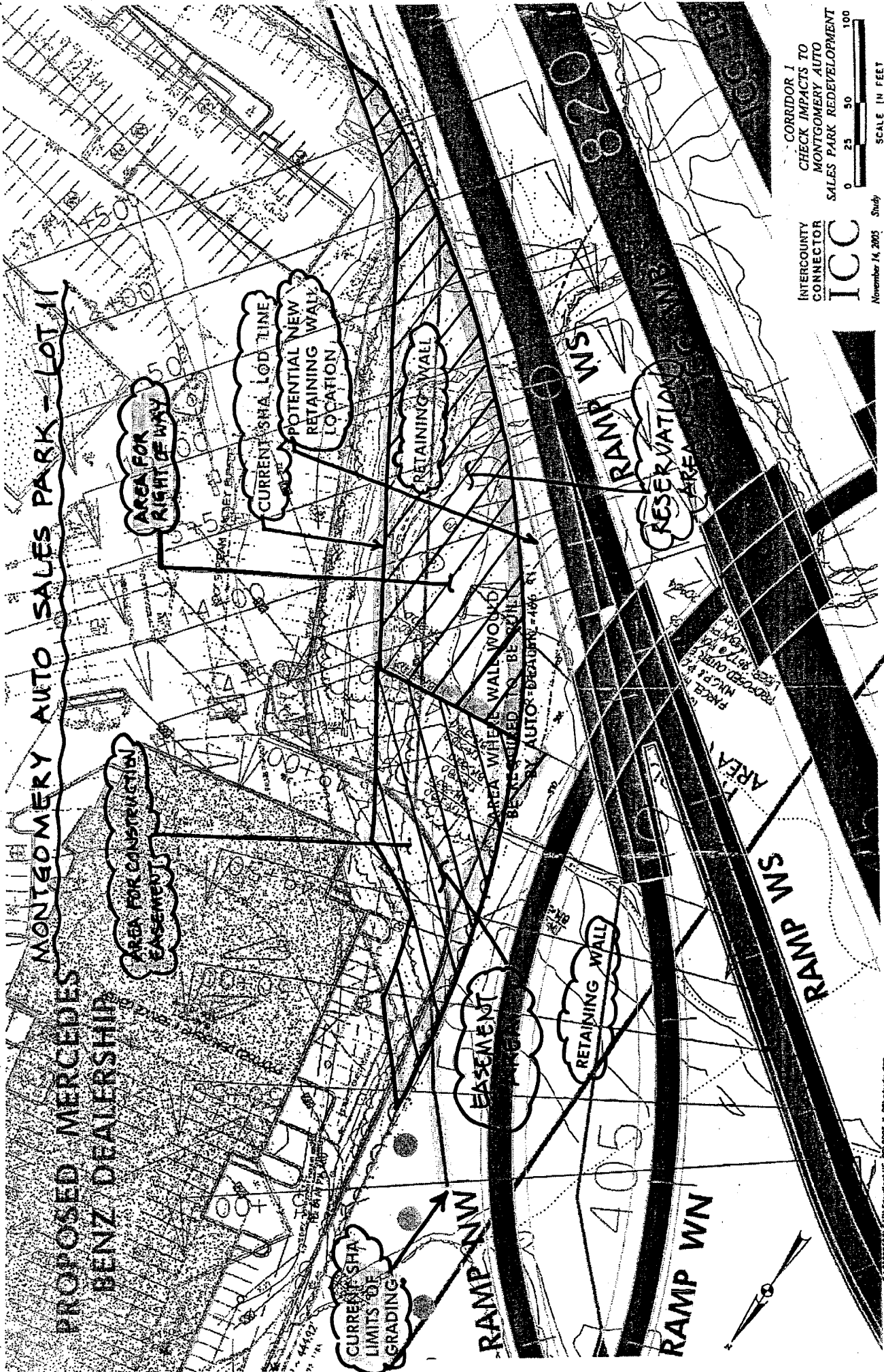
Thank you for the opportunity to comment on this project. We appreciate your agency's consideration of the above action.

Sincerely,



Wesley Mitchell
Project Manager
Project Planning Division

cc: Mr. John A. Borkowski, Engineering Access Permits Division, SHA (w/enclosure)
Mr. Greg Cooke, Engineering Access Permits Division, SHA
Mr. Jim Gordon (w/enclosure)
Mr. Tom Hinchliffe, Office of Real Estate, SHA
Mr. Chris Larson, Director, Office of Real Estate, SHA
Mr. Doug Mills, Chief, District Three, Right-of-Way Office, SHA
Mr. Raja Veeramachaneni, Director, Office of Planning and Preliminary Engineering,
SHA



PROPOSED MERCEDES-BENZ DEALERSHIP

MONTGOMERY AUTO SALES PARK - LOT 11

AREA FOR CONSTRUCTION EASEMENT

AREA FOR RIGHT OF WAY

CURRENT SHA LIMITS OF GRADING

CURRENT SHA LOD LINE
POTENTIAL NEW RETAINING WALL LOCATION

RETAINING WALL

EASEMENT

RETAINING WALL

RESERVATION AREA

AREA WHERE WALL WOULD BE REQUIRED TO BE BUILT BY AUTO DEALERSHIP

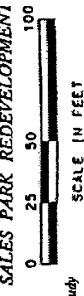
RAMP WN

RAMP WN

RAMP WNS

RAMP WNS

CORRIDOR 1
CHECK IMPACTS TO
MONTGOMERY AUTO
SALES PARK REDEVELOPMENT

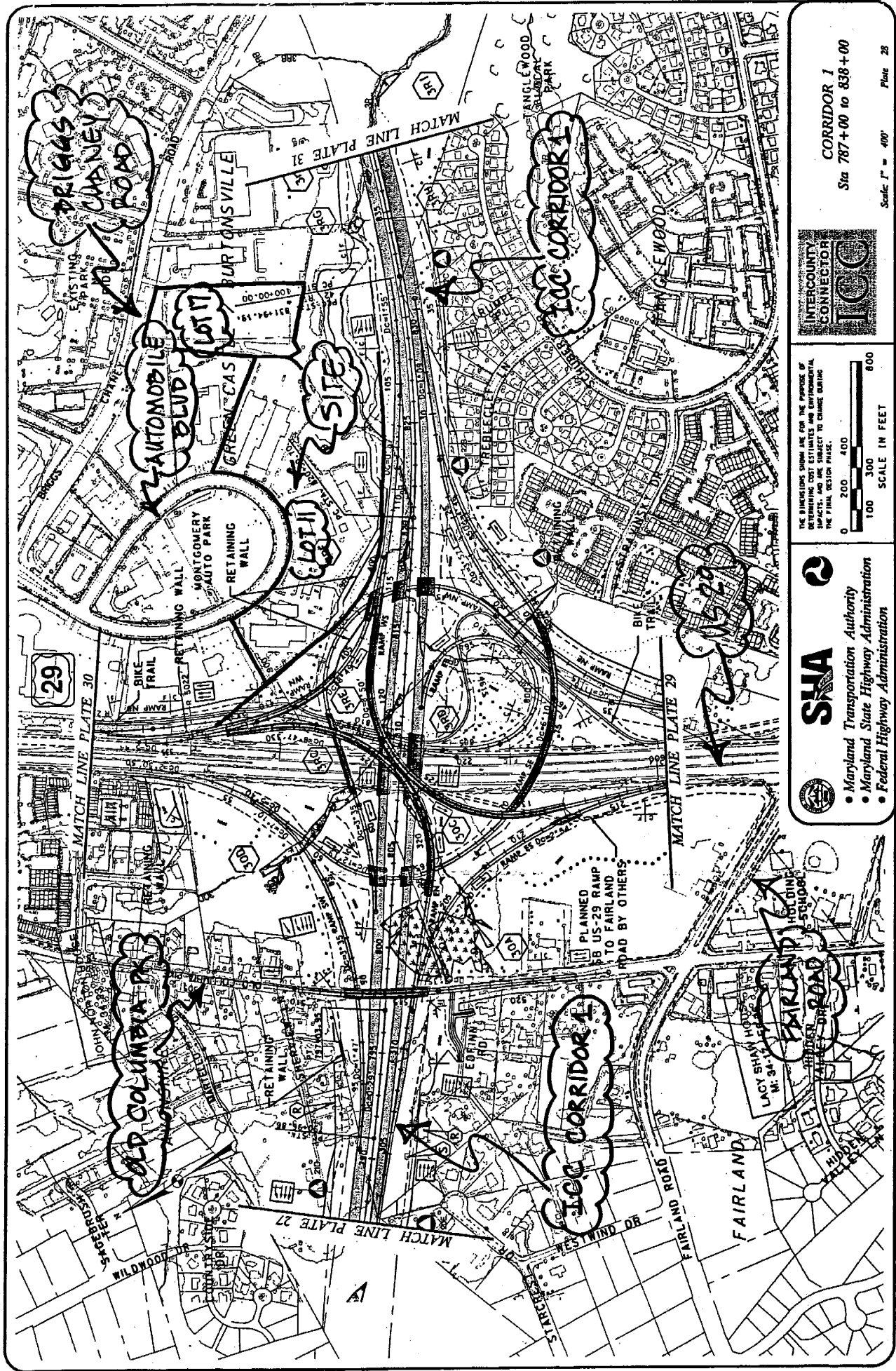


INTERCOUNTY CONNECTOR
ICC
November 14, 2005 Study

—: FOR ILLUSTRATIVE PURPOSES ONLY :—

SOURCE: MARYLAND SHA (JAN 2006)

612022668 CADASTRALES.US 25-2005-11-08ARTUDY.dwg




SMA
 Maryland Transportation Authority
 Maryland State Highway Administration
 Federal Highway Administration


ICC
 INTERCOUNTY CONNECTOR

CORRIDOR 1
 Sta 787+00 to 838+00
 Scale: 1" = 400' Plate 28

THE DIMENSIONS SHOWN ARE FOR THE PURPOSE OF DETERMINING COST ESTIMATES AND ENVIRONMENTAL IMPACTS, AND ARE SUBJECT TO CHANGE DURING THE FINAL DESIGN PHASE.

0 100 200 300 400 500 600 800
 SCALE IN FEET

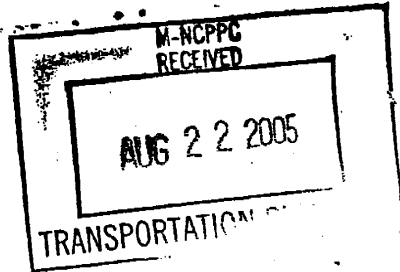
11/2004 ICC.dwg/F10028.dwg

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation



Revised: August 18, 2005
August 5, 2005

Re: Montgomery County
U.S. Route 29 General File
Montgomery Auto Park Expansion
Preliminary Plans 1-04101 & 1-04106

Mr. Shahriar Etemadi
Transportation Coordinator
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Etemadi:

Thank you for the opportunity to review the Updated Traffic Impact Study Report prepared by The Traffic Group, Inc. dated June 27, 2005 (received by the EAPD on June 29, 2005) that was prepared for the proposed expansion of the Montgomery Auto Park in Montgomery County, Maryland. The Maryland State Highway Administration (SHA) comments and conclusions are as follows:

- Access to the Auto Park that will be expanded to provide a 57,749 square foot Auto Body Repair Shop with one (1) right-in/right-out access driveway on Briggs Chaney Road as well as 42,000 square feet of proposed Showroom Space with direct access to Automobile Boulevard.
- The traffic consultant determined that the proposed development would negatively impact the U.S. Route 29 at Fairland Road intersection. Therefore, the traffic consultant proposed to widen the eastbound Fairland approach from the existing 1 left turn lane, 1 through lane, and 1 right turn lane -to- 2 left turn lanes, 1 through lane, and 1 through/right lane.
- The traffic consultant determined that the improvement to the U.S. Route 29 at Fairland Road intersection was also proposed by the Fairland View development. It was determined that the roadway improvement at the U.S. Route 29 at Fairland Road intersection would mitigate the site traffic impact from both the Montgomery Auto Park Expansion and the Fairland View development.

SHA currently has funding for right-of-way and design of an interchange at the U.S. Route 29 at Fairland Road intersection. Although there is currently not construction funding for the interchange, funds potentially could be expedited and construction could commence as early as 2007. However, the eventual construction of an interchange at U.S. Route 29 and Fairland Road should not be considered a definitive fact.

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

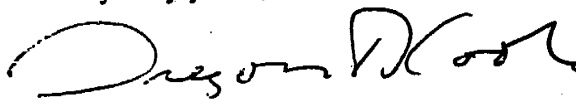
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

Attachment No. 3

Therefore, SHA recommends that the M-NCPPC require the applicant to contribute a fee in lieu contribution to SHA commensurate with the funding that it would take to construct the at-grade roadway improvements at the U.S. Route 29 at Fairland Road intersection identified in the traffic report. In order to determine an appropriate fee in lieu contribution, SHA recommends that the M-NCPPC require the applicant to submit a detailed construction cost estimate to complete the roadway improvements at the U.S. Route 29 at Fairland Road intersection. Roadway improvement plans should accompany the construction cost estimate to justify the results. If it is later determined that SHA will be moving forward with the interchange construction at the U.S. Route 29 at Fairland Road intersection, then SHA would like to utilize the fee in lieu funds towards the interchange construction. However, if it is determined that an interchange will not be constructed (or significantly delayed), then SHA may utilize the funds towards at-grade intersection improvements.

Unless specifically indicated in SHA's response on this report, the comments contained herewith do not supersede previous comments made on this development application. If there are any questions on any issue requiring a permit from SHA on this application, please contact Greg Cooke at (410) 545-5595. If you have any questions regarding the enclosed traffic report comments, please contact Larry Green at (410) 995-0090 extension 20.

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits Division

cc: Mr. Ed Axler, M-NCPPC
Mr. Greg Cooke, Assistant Chief, SHA Engineering Access Permits Division
Mr. Joseph Finkle, SHA Travel Forecasting Section
Mr. Bob French, SHA Office of Traffic & Safety
Mr. Larry Green, Daniel Consultants, Inc.
Mr. John Guckert – The Traffic Group, Inc.
Mr. William Richardson, SHA Traffic Development & Support Division
Mr. Dennis Simpson, SHA Regional Planning
Mr. Lee Starkloff, SHA District 3 Traffic Engineering
Mr. Jeff Wentz, SHA Office of Traffic & Safety



DEPARTMENT OF PUBLIC WORKS
AND TRANSPORTATION

Douglas M. Duncan
County Executive

Arthur Holmes, Jr.
Director

January 17, 2006

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 #1-04106
Montgomery Auto Sales Park

Dear Ms. Conlon:

We have completed our review of the preliminary plan dated June 18, 2004. 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 DPS 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. Our plan shows the proposed "Mercedes Benz dealership" structure will be in conflict with the existing 20 foot wide storm drain easement (recorded in Plat Book no. 84 at Plat no. 9610). The applicant's proposal to relocate the section of the conflicting system (under DPS permit) is hereby accepted. The record plat will need to reflect the adjustment to the easement limits.
2. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.
3. Coordinate with the Department of Permitting Services regarding the design of the internal parking lots, truck circulation and truck loading spaces, and handicap access. The applicant may wish to contact Ms. Sarah Navid of that Department at (240) 777-6320 to discuss these issues.
4. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.



Division of Operations

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

Attachment No. 4

Ms. Catherine Conlon
Preliminary Plan No. 1-04106
January 17, 2006
Page 2

5. Record plat to reflect a reciprocal ingress and egress easement to serve the lots accessed by each internal common driveway.
6. 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. Relocation of the existing storm drain system in the vicinity of the proposed "Mercedes Benz Dealership." Enclosed storm drainage and/or engineered channel (to be in accordance with the DPWT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
 - B. Permanent monuments and property line markers, as required by Section 50-24(e) of the Subdivision Regulations.
 - C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

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 or (240) 777-6000.

Sincerely,



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

m:/subd/gml/pp/1-04106, Montgomery Auto Sales Park

Enclosures (4)

cc: William A. Joyce; Joyce Engineering Corp.
Jim Gordon; B. Gordon Real Estate Holdings LLC
Scott Wallace; Linowes and Blocher LLP
Shahriar Etemadi; M-NCPPC TP
Joseph Y. Cheung; DPS RWPPR
Sarah Navid; DPS RWPPR
Christina Contreras; DPS RWPPR
Tina Benjamin; DED

C. Exceptions to the General Guidelines

There are several policy areas where there are exceptions or additions to the general Local Area Transportation Review process:

1. In the Potomac Policy Area, only developments that Transportation Planning staff consider impacting any of the following intersections will be subject to Local Area Transportation Review: a) Montrose Road at Seven Locks Road, b) Democracy Boulevard at Seven Locks Road, c) Tuckerman Lane at Seven Locks Road, d) Bradley Boulevard at Seven Locks Road, e) Democracy Boulevard at Westlake Drive, f) Westlake Drive at Westlake Terrace, and g) Westlake Drive at Tuckerman Lane.
2. The following policy areas have been designated Metro Station Policy Areas in the most-recently adopted AGP: Bethesda CBD, Friendship Heights CBD, Glenmont, Grosvenor, Shady Grove, Silver Spring CBD, Twinbrook, Wheaton CBD, and White Flint. This designation means that the congestion standard equals a critical lane volume of 1800 (see Table 1) and that development within the area is eligible for the AGP's Alternative Review Procedure for Metro Station Policy Areas if a Transportation Management Organization (TMO) exists. This procedure allows a developer to meet LATR requirements by 1) making a payment as designated in the AGP, 2) joining and supporting a TMO, and 3) mitigating 50% of their total weekday morning and evening peak-hour trips. Both residential and non-residential projects are eligible for the procedure.
3. Development in the Bethesda CBD, Friendship Heights CBD, Glenmont, Grosvenor, Shady Grove, Silver Spring CBD, Twinbrook, Wheaton CBD and White Flint Policy Areas will be reviewed in accordance with Section V of these guidelines. These procedures provide specifics to satisfy the general guidelines included in the adopted Annual Growth Policy (AGP).
4. Area-specific trip-generation rates have been developed for the Bethesda, Friendship Heights, and Silver Spring CBDs. (See Appendix C.)

III. Method and Preparation of Local Area Transportation Review Traffic Study

A. General Criteria and Analytical Techniques

The following general criteria and analytical techniques are to be used by applicants for subdivision, zoning, special exceptions, and mandatory referrals in submitting information and data to demonstrate the expected impact on public intersections and roadways by the vehicle trips generated by the proposed development. In addition to the consideration of existing traffic associated with current development, applicants shall include in the analysis potential traffic that will be generated by their development and other nearby approved but unbuilt development; i.e., background, to be included in the analysis.

The traffic study for the proposed development under consideration must include in background traffic all developments approved by the Planning Board or other public body (i.e., the Board of Appeals, the cities of Rockville or Gaithersburg) prior to the submission of a preliminary plan application or complete traffic study, whichever is later. Information and data on approved but unbuilt developments, i.e., background

development, nearby intersections for study, trip distribution and traffic assignment guidelines, and other required information will be supplied to the applicant by Transportation Planning staff within 15 working days of receipt of a written request.

For a zoning case, Transportation Planning staff may initiate a meeting with the applicant, the Hearing Examiner and interested groups or individuals to establish the scope of the traffic analysis.

Transportation Planning staff may require that applications in the immediate vicinity of the subject application submitted in accordance with the LATR Guidelines and filed simultaneously or within the same time frame be included in background traffic, even if the Planning Board has not approved them. If a preliminary plan is approved after a traffic study has been submitted for another project and both require improvements for the same intersection(s), then the traffic study for the pending preliminary plan must be updated to account for the traffic and improvements from the approved preliminary plan.

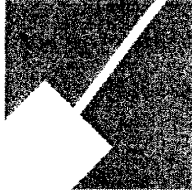
The traffic study should be submitted along with the application or within 15 days prior to or after the application's submission date. If a traffic study is submitted at the same time as the application, the applicant will be notified concerning the completeness of the traffic study within 15 working days of the Development Review Committee meeting at which the preliminary plan is to be discussed. If not submitted before the Development Review Committee meeting, Transportation staff has 15 working days after submittal to notify the applicant as to whether or not the traffic study is complete.

For an intersection improvement to be considered for more than one preliminary plan, the improvement must provide enough capacity to allow all the preliminary plans participating in the improvement to satisfy the conditions of LATR. An intersection improvement may be used by two or more developments if construction of the improvement has not been completed and open to the public. In order to be considered, the improvement must provide sufficient capacity to:

1. result in a calculated CLV in the total traffic condition that is less than the congestion standard for that policy area, or
2. mitigate the traffic impact if the calculated CLV in the total traffic condition exceeds the intersection congestion standard for the applicable policy area. Mitigation is achieved when the CLV in the total traffic condition that includes traffic from each development *with* the improvement is equal to or less than the CLV in the background traffic condition without the improvement.

When development is conditioned upon improvements, those improvements must be bonded, under construction, or under contract for construction prior to the issuance of building permits for new development. Construction of an improvement by one applicant does not relieve other applicants who have been conditioned to make the same improvement of their responsibility to participate in the cost of that improvement.

As indicated in the AGP, in policy areas where staging ceiling capacity is available, the applicant has six months from the date of acceptance of his application to obtain preliminary plan approval unless the applicant is granted an extension. If the Planning Board grants an extension, Transportation Planning staff will determine if the traffic study needs to be updated.



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Richard Weaver, Development Review Division
Kathleen Mitchell, Development Review Division

FROM: Candy Bunnag, Planner Coordinator, Environmental Planning Section,
Countywide Planning Division

DATE: February 8, 2006

SUBJECT: Preliminary Plan 120041010 and Site Plan Number 820060010,
Montgomery Auto Sales Park, Lot 17

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following condition:

1. Compliance with the conditions of approval of the preliminary forest conservation plan.

In addition, the Environmental Planning staff has reviewed the site plan referenced above. Staff recommends approval of the site plan with the following condition:

1. Compliance with the conditions of approval of the final forest conservation plan. These conditions include, but are not limited to, the following:
 - a. The 0.76 acre of afforestation to be met through purchase of credits in a forest bank.
 - b. Forest bank to be reviewed and approved by M-NCPPC staff prior to start of clearing and grading.

BACKGROUND

The 5.06-acre property lies within the Little Paint Branch watershed (Use I waters). Most of the site is an existing parking lot. There are no forests, streams, wetlands, environmental buffers, or trees on the property. An existing regional stormwater management facility lies to the south of the subject property.

Forest Conservation

The forest conservation plan proposes that the required 0.76 acre of afforestation will be met by purchasing credits from a forest mitigation bank. Staff believes the use of an offsite forest bank is acceptable for this project since there would be no appropriate space on the site for forest planting. The specific forest bank would have to be identified by the applicant for staff review and approval prior to the start of clearing and grading. The proposed preliminary and final forest conservation plans, with staff's recommended conditions, meet the requirements of the County Forest Conservation Law.

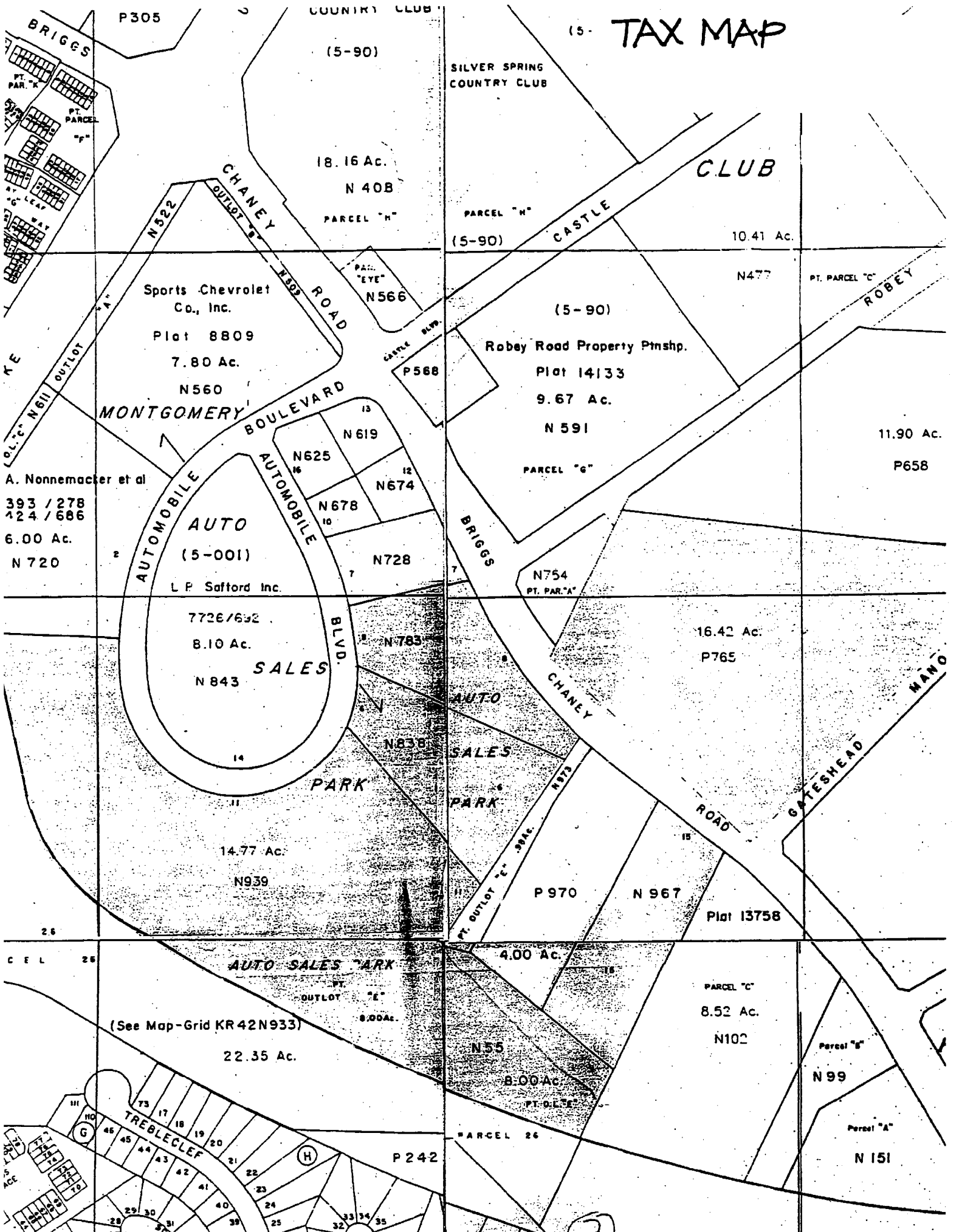
Environmental Buffers

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.

RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the site plan with conditions.

(5- TAX MAP



P305
BRIGES
PT. PAR. "K"
PT. PARCEL
"F"
N522
N560
A. Nonnemacker et al
393 / 278
424 / 686
6.00 Ac.
N 720

13
N 619
N 625
16
N 674
12
N 678
10
N 728
7
N 754
PT. PAR. "A"
14
N 783
11
14.77 Ac.
N 939
26
C E L 26

18.16 Ac.
N 40B
PARCEL "H"
(5-90)
SILVER SPRING
COUNTRY CLUB
10.41 Ac.
N 477
PT. PARCEL "C"
ROBEY
(5-90)
Robey Road Property Ptnsnp.
Plat 14133
9.67 Ac.
N 591
PARCEL "G"
11.90 Ac.
P 658
16.42 Ac.
P 765
15
P 970
N 967
Plat 13758
4.00 Ac.
PARCEL "C"
8.52 Ac.
N 102
Parcel "B"
N 99
Parcel "A"
N 151
P 242
PARCEL 26
TREBLECLEF
G
H
17 18 19 20 21 22
45 46 47 48 49 50
44 43 42 41 40 39
29 30 31 32 33 34 35
27 28 25 24 23 22

18.16 Ac.
N 40B
PARCEL "H"
(5-90)
SILVER SPRING
COUNTRY CLUB
10.41 Ac.
N 477
PT. PARCEL "C"
ROBEY
(5-90)
Robey Road Property Ptnsnp.
Plat 14133
9.67 Ac.
N 591
PARCEL "G"
11.90 Ac.
P 658
16.42 Ac.
P 765
15
P 970
N 967
Plat 13758
4.00 Ac.
PARCEL "C"
8.52 Ac.
N 102
Parcel "B"
N 99
Parcel "A"
N 151
P 242
PARCEL 26
TREBLECLEF
G
H
17 18 19 20 21 22
45 46 47 48 49 50
44 43 42 41 40 39
29 30 31 32 33 34 35
27 28 25 24 23 22



MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION
FOREST CONSERVATION PLAN RECOMMENDATIONS

TO: Kathleen Mitchell, Development Review Division

SUBJECT: Final Forest Conservation Plan # 820060010
Site Plan Montgomery Auto Sales Park, Lot 17

SENT VIA FAX TO: Scott Wallace (Linowes and Blocher, fax: 301-654-2801)

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

SUBMISSION ADEQUACY

Adequate as submitted

RECOMMENDATIONS

Approve subject to the following conditions:

Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")

Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:

Tree Protection Plan

Afforestation/Reforestation Planting Plan

Submittal of financial security to M-NCPPC prior to clearing or grading.

Record plat to show appropriate notes and/or easements. Agreements must be approved by M-NCPPC staff prior to recording plats.

Maintenance agreement to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

Others:

a. **The 0.76 acre of afforestation to be met through purchase of credits in a forest bank.**

b. **Forest bank to be reviewed and approved by M-NCPPC staff prior to start of clearing and grading.**

EB

SIGNATURE: Candy Bunnag (301) 495-4543
Environmental Planning Division

DATE: 2/8/06



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Richard Weaver, Development Review Division
Kathleen Mitchell, Development Review Division

FROM: Candy Bunnag,^{CB} Planner Coordinator, Environmental Planning Section,
Countywide Planning Division

DATE: February 8, 2006

SUBJECT: Preliminary Plan 120041010 and Site Plan Number 820060010,
Montgomery Auto Sales Park, Lot 17

The Environmental Planning staff has reviewed the preliminary plan referenced above. Staff recommends approval of the preliminary plan of subdivision with the following condition:

1. Compliance with the conditions of approval of the preliminary forest conservation plan.

In addition, the Environmental Planning staff has reviewed the site plan referenced above. Staff recommends approval of the site plan with the following condition:

1. Compliance with the conditions of approval of the final forest conservation plan. These conditions include, but are not limited to, the following:
 - a. The 0.76 acre of afforestation to be met through purchase of credits in a forest bank.
 - b. Forest bank to be reviewed and approved by M-NCPPC staff prior to start of clearing and grading.

BACKGROUND

The 5.06-acre property lies within the Little Paint Branch watershed (Use I waters). Most of the site is an existing parking lot. There are no forests, streams, wetlands, environmental buffers, or trees on the property. An existing regional stormwater management facility lies to the south of the subject property.

Forest Conservation

The forest conservation plan proposes that the required 0.76 acre of afforestation will be met by purchasing credits from a forest mitigation bank. Staff believes the use of an offsite forest bank is acceptable for this project since there would be no appropriate space on the site for forest planting. The specific forest bank would have to be identified by the applicant for staff review and approval prior to the start of clearing and grading. The proposed preliminary and final forest conservation plans, with staff's recommended conditions, meet the requirements of the County Forest Conservation Law.

Environmental Buffers

The site does not include any streams, wetlands, or floodplains and there are no environmental buffers on the property.

RECOMMENDATION

Environmental Planning staff recommends approval of the preliminary plan of subdivision and the site plan with conditions.



CHECKLIST Site Plan / Project Plan Review

Plan # SP-820060010 Name: Montgomery Auto Sales Park - Lot 17
 Zone: C-3 Tract Area: 4.98 acre Proposed Use: Auto Related Use - C-3 Zone
 Number of Units: N/A Square Footage: 57,749

Development Method: _____ Other: _____

Referral Comments:

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation	<u>CE</u>	<u>2/16/06</u>	SHA	<u>SF</u>	<u>8/18</u>
Environmental	<u>CB</u>	<u>2/8/06</u>	DPS (SWM)		<u>4/16/06</u>
Community Planning	<u>N/A</u>		DPS (Traffic)	<u>SN</u>	<u>8/1/05</u>
Historic Planning	<u>N/A</u>		Public School	<u>N/A</u>	
Park Planning	<u>N/A</u>		Utility	<u>WSSC</u>	<u>8/14/05</u>
Research/Housing	<u>N/A</u>		Fire & Rescue	<u>JF</u>	<u>1/24/06</u>
			DPW & T		

Development Standards / Requirements

- Zoning Requirements
- Development Data Table
- Recreation Calculation
- MPDU Calculation
- TDR Calculation
- Timing/Phasing Conditions
- Building Restriction Lines
- Building Height
- Master Plan Conformance

Prior Approvals

- Development Plan
- Preliminary Plan
- Prior Site Plan Approvals
- Record Plat

Community Input

- Civic Association Arlonshire HOA, Fairland CAC
- Individuals _____

Supervisor Review [Signature] 3-17-06
 Chief Review [Signature] 3/17/06