

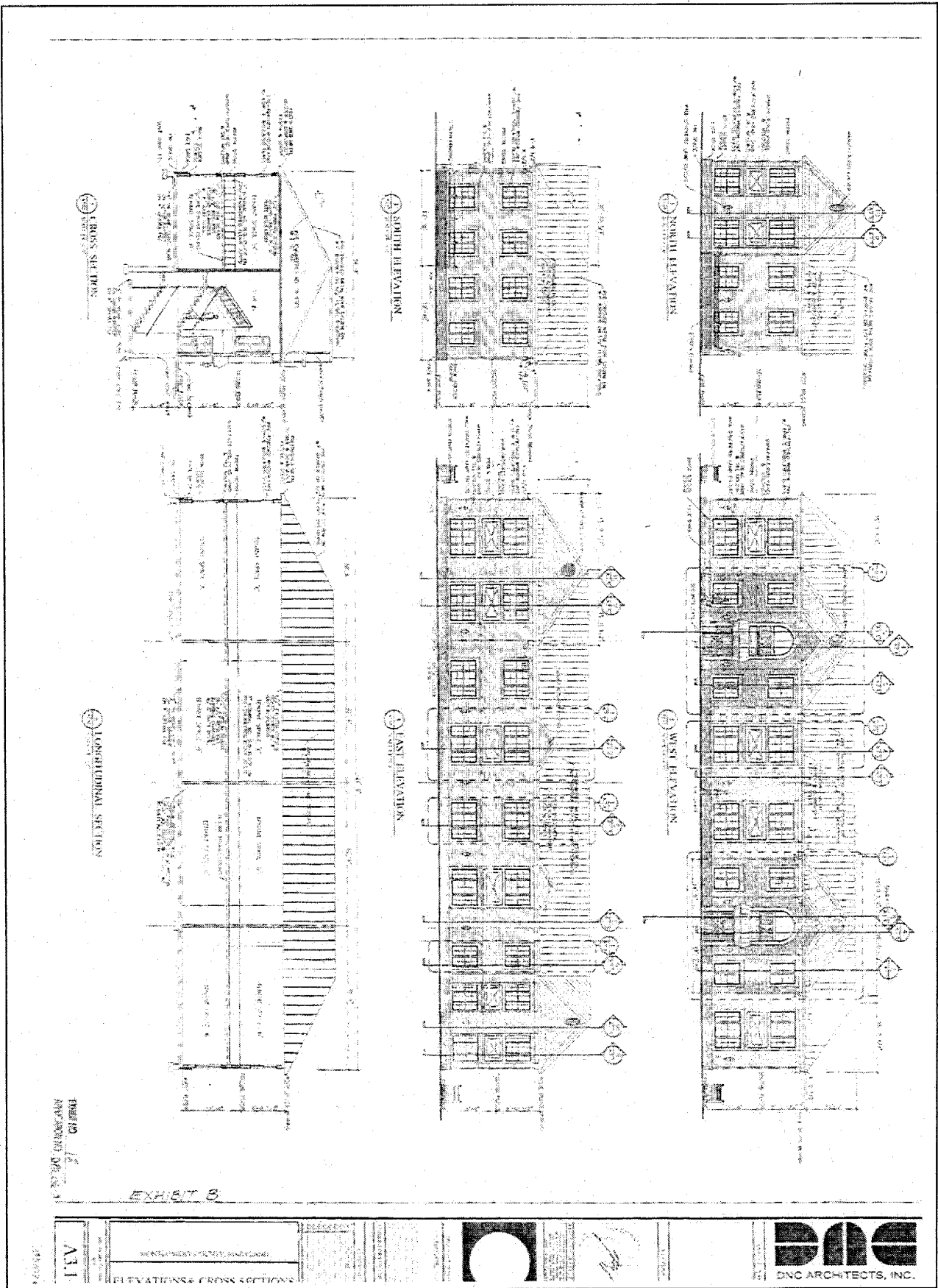
GENERAL NOTES	REMARKS/REVISIONS	DATE
1. This is a preliminary plan. It is subject to change without notice.		
2. The site is located in the City of Germantown, Maryland.		
3. The plan is prepared in accordance with the requirements of the City of Germantown.		
4. The plan is prepared in accordance with the requirements of the State of Maryland.		
5. The plan is prepared in accordance with the requirements of the National Fire Protection Association (NFPA).		
6. The plan is prepared in accordance with the requirements of the International Building Code (IBC).		
7. The plan is prepared in accordance with the requirements of the International Fire Code (IFC).		
8. The plan is prepared in accordance with the requirements of the International Mechanical Code (IMC).		
9. The plan is prepared in accordance with the requirements of the International Plumbing Code (IPC).		
10. The plan is prepared in accordance with the requirements of the International Electrical Code (IEC).		
11. The plan is prepared in accordance with the requirements of the International Energy Conservation Code (IECC).		
12. The plan is prepared in accordance with the requirements of the International Fire and Code (IFC).		
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**REVERED RESTAURANT CONCEPT**  
 LEON BRESCHER PROPERTY  
**OLD GERMANTOWN**

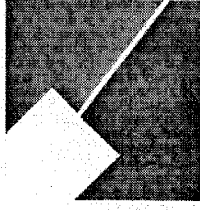
**LAWREN/WATNER ASSOCIATES**  
 1400 W. WASHINGTON AVE.  
 SUITE 200  
 WASHINGTON, DC 20004  
 TEL: 202-462-1234  
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 WWW.LAWREN-WATNER.COM

DATE: 11/20/09  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1





M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

March 23, 2006

TO: Joel Gallihue, Development Review Division

FROM: Sue Edwards, Community Based Planning Division *Sue*

SUBJECT: Leon-Besner Property (DPA-06-3)

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The Revised Schematic Development Plan is submitted as an amendment to the Schematic Development Plan for this property which was approved by the District Council (G-717) on November 14, 1995. This amendment depicts three attached buildings of townhouse office, two stories high with a revised parking layout. All other binding elements to G-717 remain. The previous Schematic Development Plan showed potential for either restaurant or retail use. All binding elements from the approved Schematic Development Plan are carried forward in this amendment.

**Master Plan Conformance**

The subject property is contained within analysis area CL-A (page 67) of the Germantown Master Plan, approved and adopted in 1989. The Master Plan recommended this property for transitional uses under the C-T (Commercial Transition) Zone provided the issue of compatibility with adjacent single family residences can be properly addressed. The Plan further recommends a rezoning application using the optional method of application and a schematic development plan as was approved by the District Council in 1995.

The revised Schematic Development Plan for this property is consistent with the Germantown Master Plan.

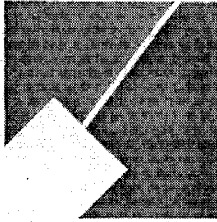
**Compatibility**

In addition to the single-family residences mentioned in the Master Plan, the property must create compatibility with the adjoining RT-8 townhouse development. Staff recommends that the subsequent site plan for this property address landscaping of rear areas and parking areas, screening and buffers from

the RT-8 property, and a safety review of spaces between the townhouse community and the proposed office development.

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N: Divcp/Edwards/DPA-06-3.clopper.office.doc

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

March 16, 2006

MEMORANDUM

TO: Joel Gallihue  
Development Review Division

VIA: Shahriar Etemadi, Supervisor  
Transportation Planning *[Signature]*

FROM: Ki H. Kim, Planner *[Signature]*  
Transportation Planning

SUBJECT: DPA 06-3, Development Plan Amendment by Cornerstone Land LLC  
MD 118 and MD 117, Germantown

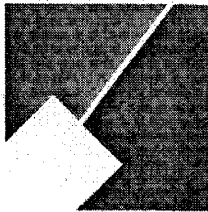
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This memorandum represents Transportation Planning staff's review and recommendation on the subject development plan amendment application for the proposed two-story townhouse office development on a site located in the northeast quadrant of the intersection of MD 118 and MD 117, Germantown.

The subject site has an approved development at the time of zoning application approval (G-717) for a 5,500 square-foot quality restaurant or 20,904 square feet of general office space as an alternative development. The density under the proposed development plan amendment includes 15,600 square feet of townhouse office space. It represents less density than 20,904 square feet of general office space analyzed under the initial development density of G-717 zoning application. Therefore, Transportation Planning staff recommends approval of the subject Development Plan Amendment.

KHK:gw

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**MEMORANDUM**

DATE: February 2, 2006  
TO: Joel Gallihue, Community Based Planning Division  
VIA: Mary Dolan, Environmental Planning *MD*  
FROM: Michael Zamore, Environmental Planning *mz*  
SUBJECT: Development Plan Amendment-06-3  
Leon Bressner Property :Old Germantown

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**Recommendation**

Environmental Planning staff recommends **approval** of this application.

**Background**

The site forms an elongated parcel that is bounded on three sides by existing roads. It is currently undeveloped and relatively flat. Two-thirds of the site (0.61 acres) is in forest with some trees exceeding 60 feet in height. The forest is of poor quality, dominated by pioneer trees including both native and exotic species. All trees except one are under 24" diameter. The understory and forest floor are overrun with exotic/invasive vines, shrubs and herbaceous plants. Black locust (*Robinia pseudoacacia*) dominates the canopy layer. The site contains some development constraints. It is extremely shallow with an average depth of 115 feet. This shallow depth is further restricted by a WSSC water line right-of-way that extends over the length of the property.

The property is in the Great Seneca Creek Watershed. There are no streams, wetlands, or floodplains onsite or within 200 feet of the site. No rare, threatened or endangered plant or animal species were observed on site during the Natural Resource Inventory Forest Stand Delineation (NRI/FSD). The entire site is located in the Occoquan loam (17B) Soil Map Unit.

A Schematic Development Plan was approved for the site in connection with zoning application No. G-717 in 1995. That plan shows a 3-story office/restaurant building, 12% lot coverage, 0.394 FAR and 32% green space. The proposed DPA changes include modifying the proposed building type to 2-story townhouse offices with 18.6% lot coverage, 0.394 FAR, 39.4% green space, and a reconfigured parking lot. The proposed plan slightly increases the amount of imperviousness with the construction of the new structure.

The required finding for environmental issues states:

*"That by its design, by minimizing grading, and by other means, the proposed development would tend to prevent erosion of the soil and to preserve natural vegetation and other natural features of the site. Any applicable requirements for forest conservation under Chapter 22A and for water resource*



*protection under Chapter 19 must also be satisfied. The District Council may require more detailed findings on these matters by the Planning Board at the time of site plan approval as provided in division 59-D-3."*

This application increases the site's green space by 7.4%. It slightly reduces the average width (though not the area) of the tree save area already approved for the site. However, the existing tree cover is of poor quality and the proposed landscaping will compensate for the reduction and be an improvement on the existing tree cover.

#### **Forest Conservation**

An NRI/FSD has been approved for this site. Chapter 22A of the Montgomery County Code provides for an exemption from forest conservation if site development does not result in disturbance of more than 40,000 square feet of forest. Given that the site is slightly over an acre, the Forest Conservation regulation will likely apply at preliminary plan phase.

#### **Environmental Guidelines**

This site is not located within a Special Protection Area or Primary Management Area. There are no streams, floodplains, steep slopes, wetlands or environmental buffers encumbering the site.

#### **Stormwater Management**

The applicant should coordinate with DEP's Water Resources section for requirements. At a minimum, the applicant will be expected to provide stormwater management quality controls onsite. Quantity controls may also be required. An approved Stormwater Management Concept for this plan will be required prior to Site Plan approval.

#### **Water and Sewer**

An 8-inch sewer line and a 20-inch water line abut the property. The Washington Suburban Sanitary Commission (WSSC) presented evidence at the 1995 zoning case to the effect that local service was adequate and that program-sized water mains were not required to serve the property. However, a non-CIP sewer extension is required to serve the property.

#### **Water Quality**

This site is located in the Gunners Branch subwatershed of the Middle Great Seneca Creek watershed. The Seneca Creek is a Use I-P stream suitable for water contact recreation and fishing. The Gunners Branch subwatershed has fair stream and habitat conditions. The subwatershed is in the Watershed Restoration Area management category designated by the *Countywide Stream Protection Strategy* (CSPS). This designation is applied in older heavily developed areas of the County with long established impacts on the environment. Streams in these areas have been degraded from uncontrolled runoff.

#### **Noise**

This site is impacted by highway noise from Germantown Road (Route 118) and Clopper Road (Route 117). Noise contours generated for the Germantown Plan indicate that the site is impacted by 60 dBA up to 81 feet from the centerlines of Routes 117 and 118. A more refined analysis of noise impacts may be necessary at preliminary plan phase.