

APPENDIX C



FIRE MARSHAL COMMENTS

DATE: 2-6-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: CAPTAIN JOHN FEISSNER 240.777.2436
RE: APPROVAL OF ~ *1200 BLAIR MILL RD #8-20060280(FORMERLY 8-06028)*

- a. Review based only upon information contained on the plan submitted 2-6-06. 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.

cc: Department of Permitting Services

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
WATER RESOURCES SECTION**

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: January 26, 2006

MEMO TO: Michael Ma, Supervisor
Development Review Committee, MNCPPC

FROM: David Kuykendall
Senior Permitting Services Specialist
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review
Site Plan # 820060690, 1200 Blair Mill Road
Project Plan #
Preliminary Plan # 120060060 , DPS File # 219352
Subdivision Review Meeting of February 6, 2006

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both
 CPv < 2cfs, not required
 On-site/Joint Use Central (Regional): waived to
 Existing Concept Approved September 20, 2005
 Waiver: CPv WQv Both
 Approved on September 20, 2005
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Non Structural Practices Other

FLOODPLAIN STATUS: 100 Year Floodplain On-Site Yes No Possibly

- Provide source of the 100Year Floodplain Delineation for DPS approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.
 Dam Breach Analysis: Approved Under Review:
 100-Year Floodplain study: Approved Under Review:

SUBMISSION ADEQUACY COMMENTS:

- Provide verification of Downstream notification.

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter)
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for additional information. See below
 Comments/Recommendations: Finalize location of SM structure. Must provide clear access to structure and easement (this is to include landscaping and art pieces).

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll DRC site plan.03/01

Memorandum

Date: February 6, 2006

To: Cathy Conlon
Development Review Division

CC: Karl Moritz, Chief, RTC

From: Sharon K. Suarez, AICP *CKS*
Planner Coordinator—Housing & Demographics
MNCPPC MRO RTC

Subject: Preliminary Plan – Blair Mills Condominium

I have read the materials you forwarded regarding the above referenced

- I do not have any comments.
- I do hereby submit the following comments for your consideration.

The applicant could have provided smaller scaled units (fewer square feet per unit) and achieved the maximum number of 118 units allowable with the MPDU density bonus (152.5 *.77472 acres), instead he is providing only 96 units (125*.77472) --a permanent loss of 22 units in this transit-oriented development. If the square footages of the units were reduced from an average of 1120 gross square feet (GSF) to 919 GSF, the maximum number of units could be achieved and the resulting units would be more compact and affordable.

**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

2/6/06

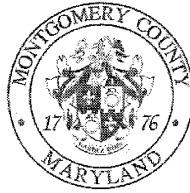
**TO: Robert Kronenberg, Site Plan Review, Development Review Division
Michael Ma, Site Plan Supervisor, Development Review Division**

**FROM: Doug Powell, Plan Review Coordinator, Park Planning and Resource
Analysis Unit, Countywide Planning Division**

**RE: Park and Natural Resources Issues involved in plan 820060280, 1200
Blair Mill Road**

**820060280
1200 Blair Mill Road**

Off site park amenities at Jessup-Blair Local Park are located too far from the subject property to be included for recreation calculations.

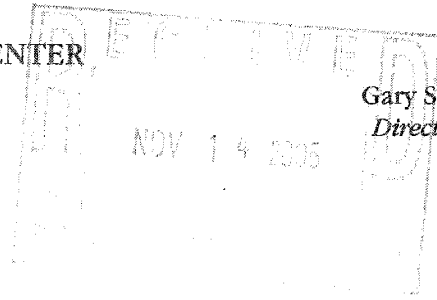


SILVER SPRING REGIONAL CENTER

Douglas M. Duncan
County Executive

November 8, 2005

Gary Stith
Director



Mr. Robert Kronenberg, R.L.A.
Project Plan/Site Plan Review
Development Review Division
Montgomery County Department of Park and Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Maintenance of future R.O.W. materials at 1200 Blair Mill Road

Dear Robert,

I met last week with Jamie Karn of JSA, Inc. and Bill Landfair of VIKA to review the site improvements and materials proposed for 1200 Blair Mill Road project. It appears that the materials that will be installed in the public right-of-way will match the Silver Spring streetscape standards (Type B). As a matter of routine the Urban District maintains standard elements and materials within the right-of-way, and because the materials proposed for this site will be standard, we anticipate no obstacles to maintaining the materials.

The building owner will be responsible for maintenance of the site materials on their private property, and it is anticipated that this will be the case on this site. There is a strip of landscaped area proposed in the right-of-way along Kennett Street. This landscaping is not part of the Silver Spring streetscape standards. The Urban District will maintain this area but will charge back the costs to the property owner as an Optional Method Development Fee under Section 68A-4(a)(3) of the County Code. Such fees will be determined on a quarterly basis and billed to the property owner.

We are very pleased that this project has been proposed and feel that it will make a real contribution to the improvement of the Silver Spring Central Business District.

Sincerely,

Gary Stith
Director

cc:
Jerry Sanford, Urban District Manager
Bill Landfair, VIKA



Regional Services/Redevelopment Program/Urban District

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