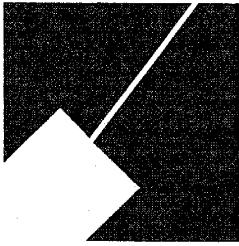


M-NCPPC



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

May 4, 2006

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

Sue Edwards, Team Leader, I-270 Corridor *SE*  
Community-Based Planning Division

**FROM:** Pamela Johnson, Planner/Coordinator, I-270 Team  
Community-Based Planning Division (301-495-4590)

**SUBJECT:**

1. Forest Conservation Plan: Mandatory Referral No. 05305-DPW&T-1, West Germantown Fire Station, Germantown Road (MD 118) at its intersection with Clopper Road (MD 117), R-200 Zone, Germantown Master Plan
2. Mandatory Referral No. 05305-DPW&T-1, West Germantown Fire Station, Germantown Road (MD 118) at its intersection with Clopper Road (MD 117), R-200 Zone, Germantown Master Plan

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**STAFF RECOMMENDATION NO. 1: APPROVE the Forest Conservation Plan with the following conditions:**

1. Submit a Final Forest Conservation Plan that meets the requirements of Section 109(B) of the Forest Conservation Regulations.
2. Submit a Final Forest Conservation Plan for approval by the M-NCPPC before any clearing or grading for the new facility.
3. Implement all measures recommended by a qualified arborist to ensure the long-term survival of material to be planted at the north end of the site adjacent to MD 117.
4. Undergo required site inspections by the M-NCPPC (as specified in Section 110 of the Forest Conservation Regulations).

**STAFF RECOMMENDATION NO. 2: APPROVE transmittal of the following comments to the Department of Public Works and Transportation:**

1. Provide the following additional landscaping to enhance the fire station's appearance from MD 118 and from other neighboring viewpoints:
  - a. Plant street trees along the site's frontage with MD 118 extending from the intersection with MD 117 to the right-of-way for Leaman Farm Road, spaced about every forty feet on-center.
  - b. Hire an arborist to suggest measures relating to selecting, preserving and maintaining plants in the reforestation area between the parking lot and MD 117.
  - c. Landscape the island beside the entrance area for engine and emergency units to the station to MD 118 with a shade tree beside the roadway entrance and a variety of mixed native shrubs closer to the station.
  - d. Ensure a greater buffer from the adjacent Trinity United Methodist Church by consulting with the Church membership, and if they give permission, planting a 15-foot buffer of evergreen trees, on the Church's side of the property lot (on top of the retaining wall). These trees should be eight to ten feet tall at installation, and planted close enough together to provide complete screening within five years. This will require approval by the Church leadership.
  - e. Plant a mix of shade and evergreen trees along the southern border of the site with the Leaman Farm Road to buffer the Kingsview Village residents from lights and other activity associated with the fire station.
2. Modify outdoor lighting plans to ensure that light spillage does not cross property boundaries.
3. Extend the 8-foot wide sidewalk along the site's frontage with MD 117, and a substantial portion of its frontage with MD 118 south of the intersection of these roads, to the future Leaman Farm Road. This sidewalk should be a shared sidewalk/bikeway in conformance with the County Functional Plan of Bikeways.

**PROJECT SUMMARY**

The Montgomery County Department of Public Works and Transportation (DPWT) is proposing to build a Class II fire station to serve the west Germantown area, including Germantown, Boyds, and areas to the south and west. The planned station of approximately 16,150 gross-square-feet will be located on an existing approved site on Germantown Road (MD 118) at the southwest corner of its intersection with Clopper Road (MD 117). Construction on the station is expected to start in December 2006 and be completed by spring 2008.

**Previous Planning Board Action** – On July 23, 1999, the Planning Board approved Mandatory Referral No. 99304-F&RS-1, which approved the sites for several fire and rescue stations in the Upcounty area, including the subject site at the intersection of MD 118 and MD 117 for the West Germantown Fire Station. Three conditions were attached to this approval. These conditions, along with DPWT's response are as follows:

**Condition 1:** The applicant should submit a second mandatory referral when the site is acquired and schematic design completed. The application should comply with applicable County regulations, including stormwater management, forest conservation, landscaping, and others.

**Response:** The County owns the subject site, and the applicant submitted a completed schematic design and a revised second mandatory referral in March 2006. The applicant has obtained conceptual stormwater management approval, and after compliance with the conditions contained in this report, will comply with County forest conservation, landscaping, environmental, and other regulations. The proposal complies with zoning regulations, excepting the rear setback behind the proposed building and parking lot, which is 15 feet short (due to physical limitations imposed by the site, and a facility program that has somewhat expanded since the site selection). Conditions are included in this report related to providing for additional landscaped buffering along the rear boundary of the parking lot to ensure that outdoor lighting will not glare onto the neighboring Trinity United Methodist Church property, that staff believes will meet the intention of this Zoning Ordinance provision in protecting neighboring properties from potential adverse impacts from proposed uses.

**Condition 2:** The applicant and the Division of Facilities and Services (DPWT) should consult with agency staff when beginning facility planning to address compatibility with adjoining uses, setbacks and other site issues.

**Response:** Since the selection of the current site for the subject fire station, staff met with the applicants initially in 2004 in preparing the Natural Resources Inventory/Forest Stand Delineation, and for the past six months, has regularly coordinated with staff to address issues resulting from trying to protect sensitive wetlands while providing adequate stormwater management, and providing the needed facility program that is compatible and adequately buffered from its neighbors. The applicant has cooperated in modifying stormwater management plans, substantially increasing the tree planting and other landscaping (especially as a replacement for trees removed in stormwater management), significantly reducing the height of earth mounds to be created by stormwater management, and controlling outdoor lighting so it will not spill onto neighboring properties. Additionally, conditions in this report will provide for landscaping to establish compatibility with neighboring properties. Included among these conditions is one to provide a landscaped buffer adjacent to the rear boundary line of the future parking lot on the adjacent Church property (to compensate for the reduced setback at the rear of the parking lot).

Condition 3: The applicant and the Division of Facilities and Services (DPWT) should address the following issues through the facility planning and schematic design process.

- Submit a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) and preliminary Forest Conservation Plan (FCP). Response: Complied; conditions included in report for compliance with final FCP.
- Submit a traffic analysis or traffic statement. Response: Complied.
- Obtain site access permission from the State Highway Administration (SHA) for access to MD 355. Response: Complied (see attachment).
- Prepare site landscaping and lighting plans. Response: Complied. Conditions included in report for meeting regulations and resolving issues related to landscaping and lighting.

## **PROJECT DESCRIPTION**

**Neighborhood Context** – The subject site is approximately 3.9-acres at the southwest corner of the intersection of Germantown Road and Clopper Road in the Kingsview Village section of Germantown in the R-200 Zone. The site is surrounded by institutional and residential uses, and undeveloped land. The uses adjacent to the property include the Trinity United Methodist Church to the immediate west, and the Phillips Farm and undeveloped property to the southwest. The right-of-way for Leaman Farm Road touches the southern border of the subject site. All of these adjacent properties are zoned R-200 for single-family residential use. The following summarizes the various uses surrounding the subject site:

- To the west is Trinity United Methodist Church on land zoned R-200 bordering the subject site, and land zoned R-200/TDR farther west on the Church property. The Phillips farm and undeveloped residential property border the property to the southwest.
- To the north, across MD 117, is the Kingsview Middle School and Community Center on land zoned C-T (Commercial Transitional) and R-200.
- Diagonally, at the northeast intersection of MD 118 and MD 117 is the Germantown Estates on land zoned RT-10 (townhouse) buffered by undeveloped land on the corner, which is now proposed for office/townhouses in the C-T Zone.
- Undeveloped land, immediately across MD 118, and zoned R-200, faces the site and is proposed in the Master Plan for retail uses;
- South of the right-of-way for Leaman Farm Road bordering the southern boundary of the subject site is the Kingsview single-family residential development on land zoned R-200.

**Project Description** – The proposed one-story fire station will face Germantown Road. It will contain six apparatus bays that will initially hold one engine and two emergency medical units, but will have expansion area for other units in the future. The station will also contain offices, sleeping and living quarters, and support space. The building will be 33-feet tall, and constructed of brick on a concrete base with a standing seam metal roof.

Eight-to-ten, on-duty career firefighters will initially be assigned to the fire station and four to six volunteers will also be on-site at all times. Career firefighters will arrive on-site at 7:00 a.m. and work for 24 hours. Volunteers will come and go at various times.

**Subject Site** – The subject site is elongated and undeveloped. A substantial wetlands area occupies the southern portion of the site. The firehouse would be located just north of the wetlands area, with a 48-space parking lot north of the firehouse. The vehicular entrance to the parking lot would be about 210 feet south of the intersection of Germantown and Clopper Road. The entrance to the apparatus bays would be just south of the parking lot entrance. Trees now cover the northern tip and much of the southern portions of the site. The property has a slight rise on its northwest corner at Clopper Road and another highpoint at its southwest corner, and declines gradually from these points to the wetlands area in the south central portion of the site. A retaining wall, up to 12 feet in height, will be erected along the north and west sides of the parking lot.

**Proposed Landscaping** – Planting will include a row of shrubs interspersed with shade trees around the edge of the parking lot, including on top of the retaining wall on its north and west sides. Several shade trees will also be planted within the parking lot island. As part of the reforestation effort, the applicants will reforest the mound to be created (from the development of the stormwater management facility) adjacent to MD 117 with various plants, as well as the stormwater management area in the wetlands south of the station. Trees will also be planted on the mound to be created in the southern section of the site.

## **ANALYSIS**

**Master Plan Conformance** – The proposal is consistent with the 1989 Approved and Adopted Germantown Master Plan, which shows the site for institutional/governmental use and R-200/TDR zoning. The site is located in the K4-Analysis sub-area of Kingsview Village, which is proposed for single-family residential use, at a density limited to four units per acre.

The Master Plan does not project the need nor show locations for new fire stations. It does note the existing station on page 137 and its planned addition. In regard to the future planning for fire service in the Germantown area, the Plan indicates:

*Staffing and equipment needs will be reviewed periodically and expanded to reflect growth in the area.*

Concerning the general planning for Community Facilities the Plan states (page 136):

*The delivery of services is dependent on a number of factors such as size of client population; utilization rates; availability, location, and size of facilities, and operating budget allocations. The need for these facilities will change as the population of Germantown grows and matures. . . .*

As described by the Master Plan, the County Fire and Rescue Service (FRS), and the Department of Public Works and Transportation (DPWT), have determined those factors influencing the need and placement for fire stations in Montgomery County, which are primarily population growth and response time for first response fire/emergency calls. The population in Germantown has about doubled from 44,674 in 1990 (p. 140, 1989 Master Plan), to a projected peak of 87,220 in 2010. The FRS estimates that its response time goals for the Germantown area of 6 minutes, 8 minutes, and 6 minutes respectively for first response basic life support units, advanced life support units and fire engine units are not being met. Instead, these units are requiring response times of 9.4 minutes, 8.9 minutes, and 9.1 minutes.

The FRS has determined that the new station will enable most of the 35,000 population (by 2015) in the service area of approximately 24 square miles to be reached within its 6-minute goal.

**Conformance with Development Standards** – As already noted, the West Germantown fire station will be located in the R-200 Zone. Publicly owned and operated uses are permitted. The following table establishes the development standards in the R-200 Zone.

<b>Development Standards – R-200 Zone and Parking Facilities</b>		
<i>Development Standard</i>	<i>Required</i>	<i>Provided</i>
Lot size	20,000 square feet	3.94 acres
<b>Building Setbacks</b>		
Front yard	40'	40'
Rear yard	30'	<b><u>14' 5"</u></b>
Side yard – one side	12'	334' 11"
Side yard– sum of both sides	25'	773' 3"
Building height	50'	33'
<b>Parking Setbacks Requirements</b>		
Front, from MD 118	10'	23' 2"
Rear, from adjacent R-200 property	30'	<b><u>14' 5"</u></b>
Interior greenspace in parking lot	5.0%	7.1%
Required parking spaces	n.a.	48
Landscape strip required between parking lot and MD 118 r.o.w.	10'	15'

Note: "Provided" setbacks underlined in boldface do not meet setback requirements

The proposed use meets the required development standards except the rear setback for the fire station and the parking lot, which are nearly 15 feet short. The properties affected by these reduced setbacks are, in the case of the fire station building, the stormwater management facility for Trinity United Methodist Church, and for the parking lot, the Trinity Church property.

Staff examined potential negative impacts regarding both the setback adjacent to the Church's stormwater maintenance facility and the Church property. The management inlet for the stormwater maintenance facility and the Church facility is 15 feet from the proposed station's rear wall.

The proposed parking lot would be about 90 feet at its closest from the Church building, and the property line about 75 feet from the Church building and about 150 feet from an outdoor Church daycare play area. Trees and other plant growth, provide some buffer between the play area and the parking lot. Vegetation partially buffers the church from the parking lot during warm weather, and an approximate 15-foot embankment also buffers the two properties. The applicant's submitted landscaping plan also includes a row of shrubbery and a row of shade trees on top of the retaining wall at the rear of the proposed parking lot.

The applicant investigated a number of designs for the fire station in an attempt to meet all required property setbacks. Limited buildable space on the site inhibited their ability to create a suitable configuration for the building and parking lot while also meeting their program needs. FRS prefers a one-story building layout to reduce potential injuries to fire/emergency workers. Since 1999, FRS program requirements have expanded to include larger emergency units kept in reserve which must be housed at various times, and require greater space than they originally planned for this station. FRS established a parking need for the facility based on the number of fire/emergency workers that might be required at a future time that six fire/emergency units are assigned to the station.

Staff recommends landscaping with mixed shade and evergreen trees and shrubs on the Church's side of the property line on the other side of the retaining wall (with permission of the Church leadership). This buffering should be about 15 feet wide to approximate the 15 feet of setback not provided on the property. Staff concludes this additional buffering meets the intent of the Zoning Ordinance setbacks in protecting adjacent properties from potentially adverse impacts of adjacent uses.

**Transportation and Access** – The proposed West Germantown Fire Station is located in the southwest quadrant of the MD 118/MD 117 intersection in Germantown. The 1989 Germantown Master Plan recommends Germantown-Darnestown Road (MD 118) as a six-lane major highway within a 120-foot right-of-way adjacent to the site and Clopper Road (MD 117) as a six-lane major highway within a 150-foot right-of-way. The master planned right-of-way exists for both MD 117 and MD 118 in the vicinity of the site, and no additional right-of-way is required. MD 118 exists as a five-lane (two-lane southbound and three-lane northbound) divided roadway and MD 117 exists as a four-lane divided roadway. (See attached memos from Transportation Planning staff and SHA.)

Transportation Planning staff has reviewed the submitted traffic statement and determines that the traffic generated by the proposed fire station is not expected to have an adverse effect on the adjacent roadway network. Based on the information contained in the traffic statement, the site would generate 24 peak hour trips during the morning peak period (6:30 a.m. to 9:30 a.m.) and three peak hour trips during the evening peak period (4:00 p.m. to 7:00 p.m.). The site does not require a Local Area Transportation Review study to satisfy the Adequate Public Facilities review.

The applicants advise that the proposed use will require some of the fire/emergency units to back onto MD 118 when returning to the station. They do not foresee that these maneuvers should create either traffic or safety problems. They note that such maneuvers only require a few minutes, and will be assisted by the traffic signals. By 2015, only 16 fire/emergency units will be returning to this station every 24 hours, and only a portion of them require this backing maneuver.

**Circulation** – The site is proposed to have a right-in/right-out access to the employee parking lot and a full movement emergency access to the fire station from MD 118. A flashing light will control the proposed emergency access to the fire station. The existing traffic signal at the MD 118/MD 117 intersection and a flashing light in front of the fire station will be coordinated to provide emergency vehicle preemption capabilities. Staff finds that the proposed access onto MD 118, and internal traffic circulation as shown on the site plan are adequate to accommodate safe operation of the West Germantown Fire Station.

Transportation Planning staff has reviewed the submitted traffic statement and determines that the traffic generated by the proposed fire station is not expected to have an adverse effect on the adjacent roadway network. Based on the information contained in the traffic statement, the site would generate 24 peak hour trips during the morning peak period (6:30 a.m. to 9:30 a.m.) and three peak hour trips during the evening peak period (4:00 p.m. to 7:00 p.m.). The site would not require a Local Area Transportation Review study to satisfy the Adequate Public Facilities review.

**Parking** – Forty-eight parking spaces are provided including two handicapped spaces. Parking needs have been based on the number of paid fire/emergency workers at the 7:00 a.m. time of shift overlap plus the number of volunteer workers and administrative staff generally expected to be on-duty. While initially, only ten full-time paid workers and four volunteers are expected to staff the station, the applicants are planning for the possibility of six fire/emergency units in the apparatus bays, each staffed by two to three workers (at the shift overlap).

**Bicycle/Pedestrian Access** – The Countywide Bikeways Functional Master Plan recommends a shared-use path or signed shared roadway along the west side of MD 118 and the south side of MD 117. There is an eight-foot-wide concrete sidewalk along MD 117 and a portion of MD 118 south of the intersection with MD 117. The site plan includes extension of the existing eight-foot-wide sidewalk along MD 118 to the future Leaman Farm Road and a lead-in sidewalk to the site by the applicant. The existing eight-foot-wide sidewalks along MD 117 and MD 118 serve as the master planned



recommended shared-use paths. A bicycle rack is proposed in front of the station, and lockers are included inside the station adequate for storing biking gear. The applicants state that workers will be permitted to store their bikes inside the station while working.

**Landscaping and Lighting** – To provide compatibility of this proposal with its neighbors, staff has worked with the applicants to resolve issues concerning proposed stormwater management, tree clearing, and reforestation/landscaping plans. Further enhancements are suggested to ensure reforestation is successful and to enhance the appearance of the station from MD 118. Staff recommends that the applicant hire an arborist to advise on measures to ensure the survival of landscaping planted in the northern portion of the site adjacent to MD 117.

Other landscaping recommendations include the planting of an additional buffer for the parking lot for Trinity United Methodist Church to compensate for the reduced rear setback for this facility (in consultation with the Church leadership). This buffer should be native evergreen trees, eight-to-ten-feet tall at installation, planted close together so that they will provide a complete screening of the parking lot within five years. These trees should be planted on Church property adjacent to the property line with the parking lot. To enhance the appearance of the station from MD 118, the completion of the planting of street trees beginning along the subject site's frontage with MD 117, and continuing along MD 118 to its southern intersection with the future Leaman Farm Road is recommended. Another row of trees (shade trees or evergreens) is recommended to be planted along the property's southern boundary with the right-of-way for Leaman Farm Road. A final landscaping recommendation is to enhance the proposed grassy island in front of the vehicular entrance to the apparatus bays by planting a shade tree beside MD 118 and several mixed shrubs adjacent to the entrance to the apparatus bays.

Staff recommends that the outdoor lighting plans for the parking lot be revised to show the property boundary lines and to show that no glare will cross the subject property lines (especially in the rear adjacent to Trinity Church).

**Forest Conservation Law Compliance** – The 3.94-acre site has an approved Natural Resources Inventory/Forest Stand Delineation (No. 4-05074) granted in September 2004. Environmental Planning staff has reviewed the preliminary Forest Conservation Plan submitted for the project. The plan shows the site containing 1.0 acre of forest, which the applicant intends to clear. The Conservation Threshold for the site is 0.82 acres and the total planting requirement is 1.69 acres. The applicant will meet these requirements by planting 1.01 acres of forest onsite and making a Fee-in-lieu payment of \$26,658.72 for the remaining (0.68-acre) planting requirement. The applicant has adequately accounted for offsite disturbance (2,614 square feet) to facilitate sewer connection to the site.

On-site planting area will include 0.81 acres of wetland and wetland buffers. Section 108 (C)(4) of the Forest Conservation Regulations lists non-tidal wetlands as priority for forest retention or reforestation. A further 0.25 acres will be planted on an earth berm at the northern end of the site. Staff's experience is that the survival rate of trees planted on earth berms is low unless special measures (appropriate caliper size, extended

maintenance period, selection of appropriate species, removal of excess fill and erosion control) are taken to guarantee long-term survival. Staff has asked the applicant to seek and be guided by the advice of a qualified arborist as to steps that the applicant must take to improve the long-term survival of material to be planted at that location. Staff recommends approval of the Preliminary Forest Conservation Plan.

**Environmental Guidelines for Wetlands** – There are approximately 0.82 acres of wetland and wetland buffers on the site. Some of the buffer (approximately 0.07 acres) extends to Germantown Road. The applicant has made a concerted effort to protect these wetland resources per the Environmental Guidelines (Guidelines for Environmental Management of Development in Montgomery County). The applicant will plant the wetland and wetland buffer area as part of meeting the site's reforestation requirements. Staff worked successfully with the applicant to eliminate encroachment into the wetlands, to significantly reduce encroachment into wetland buffer areas, and to protect the wetlands from uncontrolled storm runoff. There is some slight encroachment into wetland buffer adjacent to Germantown Road for sidewalk construction. This encroachment is unavoidable.

**Water Quality** – The site is in the Gunners Branch subwatershed of the Great Seneca Creek Watershed. Great Seneca Creek is classified as a Use I-P watershed. The Countywide Stream Protection Strategy (CSPS, 1998) lists both subwatershed/stream and habitat conditions in Gunners Branch as 'fair' based on data available at that time. This large tributary drains portions of Germantown, which have relatively new developed areas with stormwater controls. Gunners Branch has been designated a Watershed Restoration Area indicating a need to treat varying degrees of stream degradation, primarily from the effects of uncontrolled runoff.

**Stormwater Management** – The applicant has submitted a stormwater management concept plan to the Montgomery County Department of Permitting Services (DPS) for their review. The concept consists of on-site stormwater treatment through biofilters, and a dry pond at the southern end of the site. All stormwater management facilities except for necessary storm outfalls have been kept out of sensitive (wetland buffer) areas. As of the date of the completion of this report, DPS has not formally approved the stormwater management concept for the site. DPS has indicated the concept is one that can be approved, with some minor modifications to the design. DPS recommended some slight improvements that the applicant should make to improve efficiency of the stormwater management concept submitted for the site. The applicant has agreed to make the changes recommended by DPS.

**LEED Design** – During the course of reviewing this project, the staff encouraged the applicant to use Leadership in Energy and Environmental Design (LEED) technology in the fire station building and stormwater management facilities. The applicant took steps to increase infiltration of stormwater back into the ground, but determined the green building design was too expensive. The applicant will consider other ways to use locally sourced sustainable or renewable materials where feasible, in the proposed construction.

**Community Outreach** – Staff mailed notices to about 90 representatives of community organizations and neighbors of the subject Mandatory Referral in mid-February and the staff at the Upcounty Regional Services Center mailed additional notices. Also, the M-NCPPC, the Upcounty Center, the DPWT and the County FRS jointly held a community meeting in Germantown on March 20 to publicly present the proposed fire station. The proposal has been noticed in various regional-wide meetings and publications, and on the M-NCPPC web site.

The great majority of those comments on the proposal have been positive. Residents are concerned about the emergency/fire protection in the area and are pleased the station is forthcoming. Other remarks have been relative to the wetness of the ground at the site, and the possibility of reducing the proposed right-of-way for Leaman Farm Road adjacent to the fire station to two lanes instead of four and using the extra right-of-way for extra space for the fire station. Spokespersons for Trinity United Methodist Church encouraged the use of the station to provide community outreach/open house activities at the fire station, especially those involving children and education on fire/education safety.

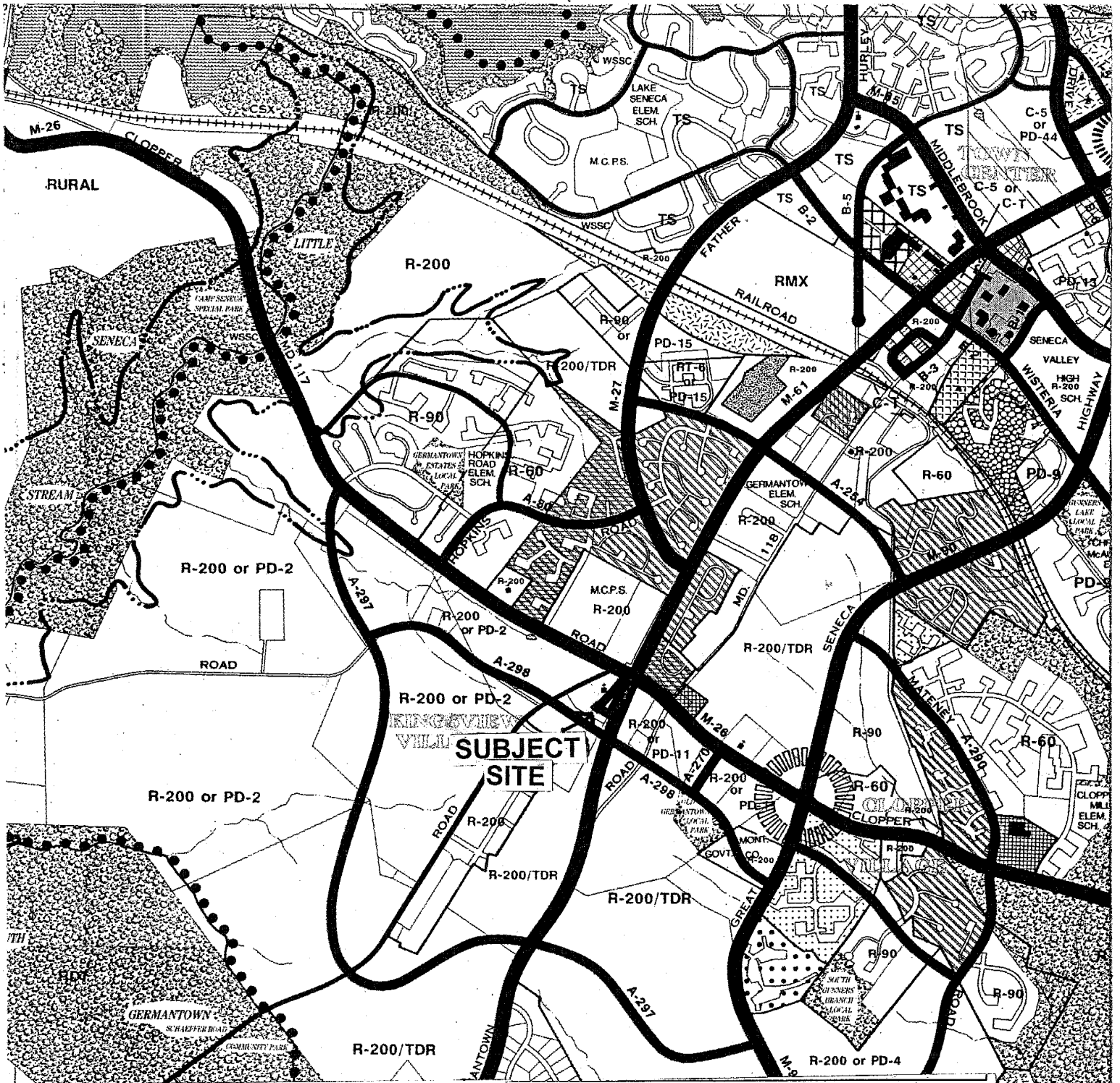
## **CONCLUSION**

The proposed fire station is consistent with the Germantown Master Plan and will help meet the fire/emergency needs of the Germantown community. The community has expressed support for the facility, and with the recommended conditions, the proposal will meet all applicable regulations and requirements. Staff recommends transmittal of the included comments.

PJ:ha: j:\2006 staff reports\team 3\West Germantown Fire Station

### **Attachments**

1. Comprehensive Planning and Zoning Map
2. Vicinity Map
3. Landscape and Site Map
4. Elevations
5. Floor Plan
6. Memorandum from Environmental Planning
7. Memorandum from Transportation Planning
8. Correspondence



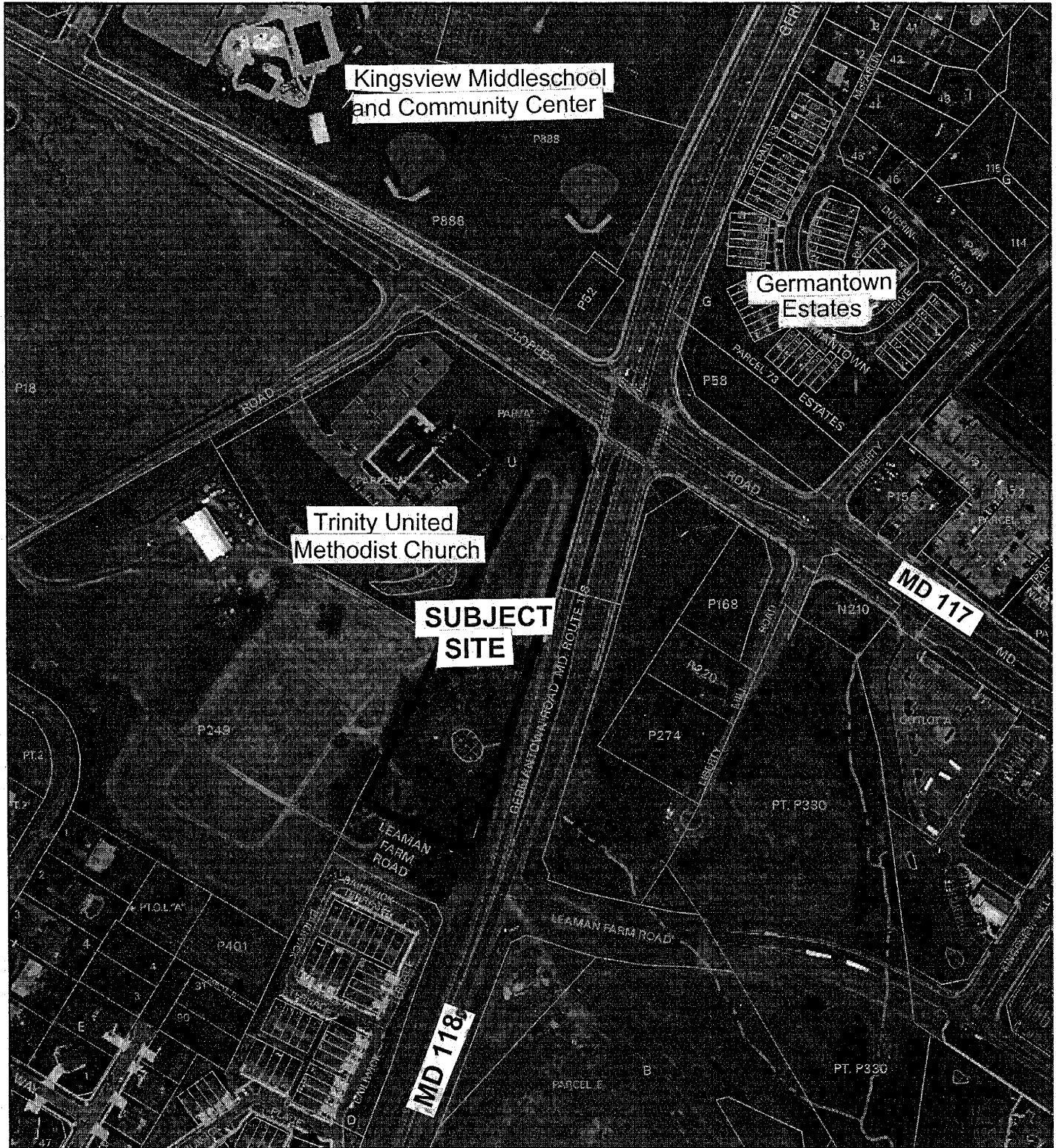
**Comprehensive Amendment to the Master Plan for Germantown**  
Montgomery County, Maryland

**Zoning and Highway Plan**

<p>PRECINCT</p> <p>MAJOR HIGHWAY</p> <p>ARTERIAL BUS/LOCAL DISTRICT INDUSTRIAL ROAD</p> <p>PRIMARY SECONDARY ROAD</p> <p>SARACED ROAD</p> <p>DUAL DE-SAC</p> <p>TRANSIT BASEMENT</p> <p>GRADE SEPARATED INTERCHANGE</p> <p>GRADE SEPARATED INTERSECTION</p> <p><small>The specific alignment of the transit easement between 270 and M-27 will be determined at the time of a preliminary subdivision plan approval.</small></p> <p><small>Danger: Reach of Little Seneca Lake</small></p>	<p>RURAL ZONE (RURAL)</p> <p>RURAL DENSITY TRANSFER ZONE (RDT)</p> <p>RESIDENTIAL ONE-FAMILY (R-90)</p> <p>RESIDENTIAL ONE-FAMILY (R-100)</p> <p>RESIDENTIAL ONE-FAMILY (R-150)</p> <p>RESIDENTIAL ONE-FAMILY (R-200)</p> <p>RESIDENTIAL ONE-FAMILY (R-200/TDR)</p> <p>RESIDENTIAL ONE-FAMILY (R-200 or PD-2)</p> <p>RESIDENTIAL ONE-FAMILY (R-200 or PD-11)</p> <p>RESIDENTIAL ONE-FAMILY (R-200 or PD-15)</p> <p>RESIDENTIAL ONE-FAMILY (R-200 or PD-4)</p>	<p>RESIDENTIAL ONE-FAMILY (R-90)</p> <p>RESIDENTIAL TRANSFERABLE DEVELOPMENT RIGHTS (R-90/TDR)</p> <p>RESIDENTIAL TRANSFERABLE DEVELOPMENT RIGHTS (R-200/TDR)</p> <p>RESIDENTIAL TRANSFERABLE DEVELOPMENT RIGHTS (R-60/TDR)</p> <p>RESIDENTIAL TOWNHOUSE (R-200/TDR)</p> <p>RESIDENTIAL TOWNHOUSE (R-200/TDR)</p> <p>RESIDENTIAL TOWNHOUSE (R-200/TDR)</p> <p>RESIDENTIAL TOWNHOUSE (R-200/TDR)</p> <p>RESIDENTIAL TOWNHOUSE (R-200/TDR)</p> <p>MULTIPLE FAMILY LOW DENSITY RESIDENTIAL</p>	<p>MULTIPLE FAMILY, MEDIUM DENSITY RESIDENTIAL (R-200)</p> <p>MULTIPLE FAMILY, HIGH RISE PLANNED RESIDENTIAL</p> <p>RESIDENTIAL MIXED USE DEVELOPMENT (RMX)</p> <p>PLANNED DEVELOPMENT TOWN SECTOR (PD-TS)</p> <p>PLANNED MOBILE HOME DEVELOPMENT (PMH)</p> <p>COMMERCIAL TRANSITIONAL</p> <p>OFFICE BUILDING, INTENSITY MODERATE</p> <p>COMMERCIAL OFFICE BUILDING</p>	<p>CONVENIENCE COMMERCIAL</p> <p>GENERAL COMMERCIAL</p> <p>HIGHWAY COMMERCIAL</p> <p>LIMITED COMMERCIAL</p> <p>LOW-DENSITY OFFICE COMMERCIAL</p> <p>LIGHT INDUSTRIAL</p> <p>TECHNOLOGY AND BUSINESS PARK</p> <p>RESEARCH AND DEVELOPMENT</p>
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# ATTACHMENT 2

## WEST GERMANTOWN FIRE STATION



Map compiled on March 03, 2006 at 11:19 AM | Site located on base sheet no - 225NW14 | Date of Orthophotos - April 2004 | Orthophoto Images Licensed from VARGIS LLC.

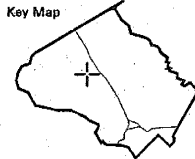
### NOTICE

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Key Map



N



Research & Technology Center



1 inch = 300 feet  
1 : 3600