



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #
2/21/08

MEMORANDUM

DATE: February 8, 2008

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
Development Review Division (301) 495-4542 *CAC*

FROM: Stephen Smith *SOS*
Development Review Division
(301) 495-4522

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 21, 2008

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220070690 - 220070700 **Germantown Station**

PLAT NO. 220070690 - 220070700

Germantown Station

Located in the northwest quadrant of the intersection of Lullaby Road and Father Hurley Boulevard

RT-8 zone; 28 lots, 2 parcels

Community Water, Community Sewer

Master Plan Area: Germantown

Germantown Station, LLC, Applicant

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120060470, and Site Plan No. 82006015A, as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

NOTES:

1. This subquestion record plan is not intended to show every event affecting the ownership and use, nor every matter touching the ownership and use of this property. The subquestion record plan is not intended to replace an examination of title or a deed or note all

models affecting the

RESEARCH ON THE EFFECTS OF THE 1980S
 (Monthly column) For a comprehensive review of the literature on the effects of the 1980s on the economy, see the special issue of the *Journal of Economic Literature*, Vol. 24, No. 4, December 1986. For a more detailed review of the literature on the effects of the 1980s on the economy, see the special issue of the *Journal of Economic Literature*, Vol. 24, No. 4, December 1986. For a more detailed review of the literature on the effects of the 1980s on the economy, see the special issue of the *Journal of Economic Literature*, Vol. 24, No. 4, December 1986.

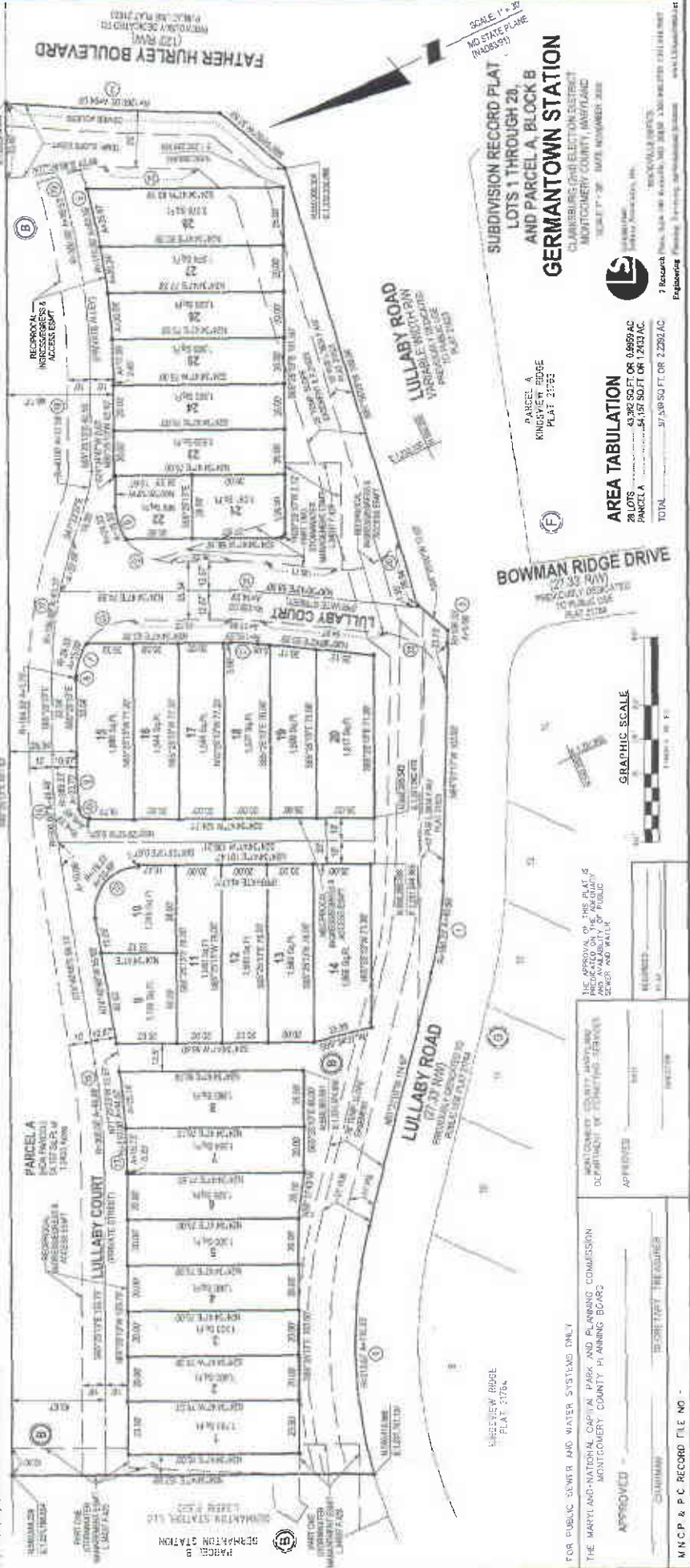

 Kenneth L. Taylor
 Property Line Services
 Maryland Department of the Environment
 12-17-07
 Date

No.	Circle Name	Station	Radius	Chord	Chord Bearing	Angle	Station	Chord Bearing
1	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
2	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
3	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
4	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
5	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
6	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
7	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
8	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
9	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
10	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
11	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
12	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
13	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
14	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
15	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
16	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
17	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
18	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
19	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
20	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
21	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
22	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
23	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
24	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
25	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
26	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
27	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
28	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
29	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
30	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
31	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E
32	12° 52' 42"	72.47	106.59	0.19	10.77	22.42	21.01	N 10° 52' 42" E

COMMUNICATIONS SECTION, U.S. MARSHAL SERVICE

Admission Ticket 1-3-02 of Continental
1/3/08 141 Continental
1/3/08 141 Continental

CSX TRANSPORTATION, INC.
FORMERLY
BALTIMORE & OHIO RAILROAD
LESS FINE
GUT OF MAY TENTH MAN ETC.



MINCP & PC RECORD FILE NO -

RECORD PLAT REVIEW SHEET

Plan Name: Gateway Park Residential Plan Number: 120060470
 Plat Name: Germanstown Station 1st Plat Number: 220070690
 Plat Submission Date: 11/16/06
 DRD Plat Reviewer: PLTA
 DRD Prelim Plan Reviewer: Dolores Kennedy

Initial DRD Review:

Signed Preliminary Plan - Date 10/24/06 Checked: Initial Dmk Date 12/23/06
 Planning Board Opinion - Date 9/11/06 Checked: Initial PLW Date 12/13/06
 Site Plan Req'd for Development? Yes ☒ No ☐ Verified By: PLW (initial)
 Site Plan Name: Gateway Park Residential Site Plan Number: 82006015A
 Planning Board Opinion - Date 10/23/06 Checked: Initial SOS Date 12-13-06
 * Site Plan Signature Set - Date 10-3-07 Checked: Initial SOS Date 11-30-07
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 11-30-07

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒
 Coordinates ☒ Plan # OK Road/Alley Widths OK Easements ☒ Open Space ☒
 Non-standard BRLs OK Adjoining Land ☒ Vicinity Map ☒ Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ☒

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. H. Hark</u>	<u>11/21/06</u>	<u>12/1/06</u>	<u>12/4/06</u>	<u>OK</u>
Research	Bobby Fleury				<u>OK</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith				<u>OK</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

SOS

Date

2-7-0811/29/072-1-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-082-21-08

No _____

* Larson's Sevina's reviewer

RECORD PLAT REVIEW SHEET

Plan Name: Gateway Park Residential Plan Number: 120060470
 Plat Name: Germanatown Station 2 of 2 Plat Number: 220070700
 Plat Submission Date: 11/16/06
 DRD Plat Reviewer: AWA
 DRD Prelim Plan Reviewer: Dolores Kennedy

Initial DRD Review:

Signed Preliminary Plan - Date 10/24/06 Checked: Initial Dmrl Date 12/23/06
 Planning Board Opinion - Date 9/18/06 Checked: Initial AW Date 12/13/06
 Site Plan Req'd for Development? Yes ☒ No ☐ Verified By: AW (initial)
 Site Plan Name: Gateway Park Residential Site Plan Number: 82006015A
 Planning Board Opinion - Date 10/25/06 Checked: Initial AW Date 12/13/06
 * Site Plan Signature Set - Date 10-3-07 Checked: Initial SOS Date 11-30-07
 Site Plan Reviewer Plat Approval: Checked: Initial PAH Date 11-30-07

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒
 Coordinates ☒ Plan # ☒ Road/Alley Widths ok Easements ok Open Space ok
 Non-standard BRLs ok Adjoining Land ok Vicinity Map ☒ Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert ☒ Owner Cert ☒ Tax Map ok

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>MAH</u>	<u>11/26/06</u>	<u>12/18/06</u>	<u>12/4/06</u>	<u>ok</u>
Research	Bobby Fleury				<u>ok</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Steve Smith				<u>ok</u>

Final DRD Review:

DRD Review Complete:

(All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

Plat Reproduction:

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

SOSSOSSOSSOS___

Date

2-7-0811/29/072-1-082-21-08___No _____

* Laxon's Survey reviewed

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

Date Mailed: SEP 18 2006

Hearing Date: May 18, 2006

Action: Approved Staff Recommendation

Motion of Commissioner Perdue, seconded by
Commissioner Wellington, with a vote of 5-0;
Chairman Berlage and Commissioners
Bryant, Perdue, Wellington, and Robinson
voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 120060470

NAME OF PLAN: Gateway Park Residential

The date of this written opinion is SEP 18 2006 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

INTRODUCTION

On 10/13/05, Germantown Station, LLC ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the RT-8 zone. The application proposed to create 28 lots on 4.57 acres of land located on the north side of Lullaby Road, approximately 200 feet west of the intersection with Father Hurley Boulevard, in the Germantown Master Plan area ("Subject Property"). The application was designated Preliminary Plan No. 120060470 ("Preliminary Plan"). On 5/18/06, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the

information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

SITE DESCRIPTION

The Subject Property, identified as Parcels 803 and 730, is located on the north side of Lullaby Road, approximately 200 feet west of the intersection with Father Hurley Boulevard. The Subject Property contains 4.57 acre and is zoned R-T 8.

PROJECT DESCRIPTION

This Preliminary Plan proposes 28 residential lots for the construction of 28 one-family attached dwellings. The Subject Property abuts the CXS Rail Line right-of-way on the north and is surrounded on the south by residential properties consisting primarily of one-family detached dwellings and townhomes. The proposed lots have frontage and access from a private road, which has access to Lullaby Road.

MASTER PLAN COMPLIANCE

The Subject Property is identified in the Germantown Master Plan ("Master Plan") within the Kingsview Village area. The Master Plan recommended that the Subject Property be zoned I-3 with a 0.25 FAR. The site was approved for 27,077 gross square feet of commercial office on April 18, 2002, in accordance with the Master Plan recommendations. Development of the site as a commercial office use was not achieved. Therefore, the property owner requested reclassification of the Subject Property to residential use. District Council Resolution 15-1161 associated with Local Map Amendment G-833 zoning reclassification was approved on September 27, 2005.

ENVIRONMENTAL COMPLIANCE

Forest Conservation

The Subject Property was the subject of two previously approved preliminary plans and site plans. The first preliminary plan (1-97096) and site plan (8-99028), both entitled Gateway West, were included in the Autumn Glen subdivision to the east. Those plans did not include any development to the west of Father Hurley Boulevard

but did establish conservation easements on the far west side of the subject property. The second preliminary plan (1-01087) and site plan (8-02006), both entitled Gateway Park, were approved for office/commercial development. The applicant held pre-construction meetings and cleared forest within the limits of disturbance in preparation of construction. However, the buildings were never constructed.

The entire Gateway West property, including the 4.57-acre Subject Property, is subject to the forest conservation plan. A 1.96-acre Category I Forest Conservation Easement was required on the western part of the Subject Property as part of the approval of Gateway West Site Plan (8-99028) and is still applicable. Approval of the site plan also permitted a 0.1-acre encroachment into the conservation easement for a stormwater management conveyance and outfall. There were no planting requirements associated with the Gateway West site plan because the forest conservation plan indicates the preservation of more than the break-even point. There are no forest-planting requirements for the current Preliminary Plan associated with the development of the Subject Property because a 1.34-acre credit for forest retention above the conservation threshold was applied with the previous approval.

Noise

The Subject Property is located adjacent to the CSX Rail Line and west of Father Hurley Boulevard, which is not fully constructed. Currently, the trains, which travel along the railway, generate the greatest source of noise. Once completed, Father Hurley Boulevard will generate vehicular traffic, which will be another source of noise negatively impacting the Subject Property. To sufficiently accomplish noise mitigation, the development of the Subject Property will utilize noise barriers and acoustical treatments.

TRANSPORTATION

The Preliminary Plan proposes a combination of public and private streets. The public streets include Lullaby Road and Farther Hurley Boulevard. Both roads have been fully dedicated and recorded with Record Plat No. 21623 entitled, "Germantown Station, Street Dedication for Father Hurley Boulevard and Lullaby Road".

The plan proposes 28 one-family detached dwelling units. Therefore, the Subject Property is not subject to a local area traffic review (LATR) because it is expected to generate less than 30 peak hour vehicle trips.

STAFF RECOMMENDATION

Staff found that the Preliminary Plan complies with the applicable provisions of the Subdivision Regulations and the Zoning Ordinance as well as the recommendations

in the Germantown Master Plan. Therefore, staff recommended approval of the Preliminary Plan, subject to conditions.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the Applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board, based on the uncontested evidence of record and subject to the conditions of approval, finds that:

- a) The Preliminary Plan No. 120060470 substantially conforms to the Germantown Master Plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision
- c) The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 120060470 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 120060470, subject to the following conditions:

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

- 1) Approval under this preliminary plan is limited to 28 dwelling units, including 4 MPDUs.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Compliance with the recommendations of the February 24, 2006, "Phase II Noise Building Shell Analysis and Design" report.
- 4) Record plat to reflect a Category I easement over all areas of forest conservation.
- 5) Compliance with the recommendations of the February 24, 2006 "Phase III Building Shell Analysis" report and written commitment from the builder to construct the noise impacted units in accordance with the acoustical specifications identified in this analysis. Any changes that may affect acoustical performance must be approved by the acoustical engineer in advance of installation.
- 6) Compliance with the specifications and requirements of the approved development plan for Zoning Application No. G-833.
- 7) Final approval of the number and location of buildings, dwelling units, MPDUs, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 8) No clearing, grading or recording of plats prior to certified site plan approval.
- 9) Compliance with the conditions of approval of the MCDPS stormwater management approval dated June 6, 2005.
- 10) Compliance with conditions of MCDPWT letter dated March 6, 2006, unless otherwise amended.
- 11) Record plat to reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to Commission staff prior to release of final building permit that Applicant's recorded HOA Documents incorporate by reference the Covenant.
- 12) Record Plat shall reflect all areas under Homeowners Association and stormwater management parcels.

- 13) Record plat shall reflect public use ingress/egress easements over all private streets.
- 14) Other necessary easements.
- 15) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

DMD 8/18/06

PLANNING DEPARTMENT

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, September 7, 2006**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, **ADOPTED** the above opinion, on motion of Commissioner Perdue, seconded by Commissioner Wellington, with Commissioners Bryant, Perdue, Robinson, and Wellington voting in favor, and with Chairman Hanson abstaining. This Opinion constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan No. 120060470, Gateway Park Residential.**



Certification As To Vote of Adoption
E. Ann Daly, Technical Writer

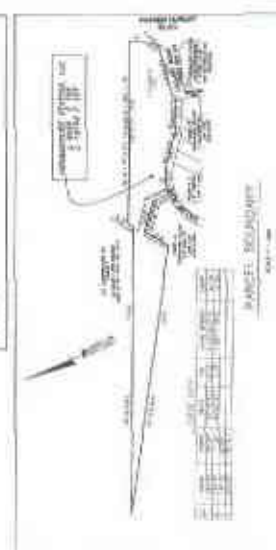


ask for details, contact us at 1-800-875-3300.
 (minimum charge is \$25 for each order plus \$3.00 S&H)

Individuals only for non medical, non-institutional use.
 Use restricted to 100 mg per day. Do not use if you are
 pregnant or nursing. Do not use if you are taking any
 other drugs without your doctor's approval. Do not
 use if you have any medical conditions.

Order and receive
 100 mg (100 tablets) of **ALBUTEROL** for \$25.00
 or 100 mg (100 tablets) of **ALBUTEROL** for \$25.00

WRITE TO: SERVICE



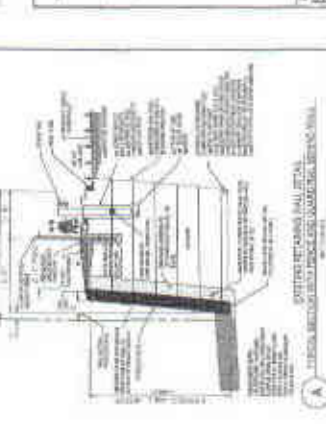
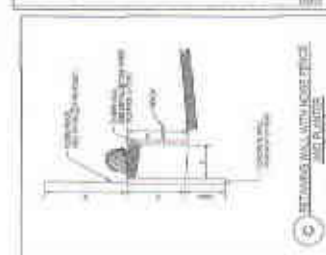
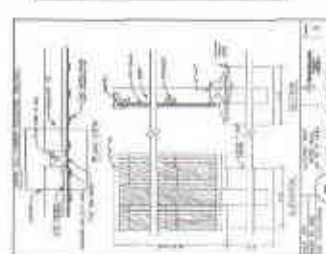
OWNER DEVELOPER CERTIFICATE

NAME WILLIAM H. HARRIS, JR.
FIRM WILLIAM H. HARRIS, JR. & ASSOCIATES, INC.
ADDRESS 10000 W. 10TH AVE., SUITE 100, DENVER, CO 80231
PHONE 353-1111

DATE 9-26-87
BY W.H.H.

[illegible]

SHEET NO.	SHEET TITLE
	CERTIFIED SITE PLAN
B-1	CERTIFIED SITE PLAN COVER SHEET
B-2	CERTIFIED SITE PLAN CONDITIONS OF APPROVAL
B-3	CERTIFIED SITE PLAN
B-4	CERTIFIED ROSE PLAN
	LANDSCAPE PLAN
	LANDSCAPE PLAN
L-4	LANDSCAPE NOTES AND DETAILS
L-5	
L-6	LANDSCAPE NOTES AND DETAILS

[illegible]

Topographic map showing the Kingsview Ridge area. The map includes contour lines, a road, and a proposed development area. A legend in the top right corner defines symbols for 'Proposed Development', 'Proposed Road', 'Proposed Waterway', 'Proposed Structure', 'Proposed Filling', 'Proposed Excavation', 'Proposed Retention Wall', 'Proposed Slope Protection', 'Proposed Landmark', 'Proposed Boundary', 'Proposed Easement', 'Proposed Right-of-Way', 'Proposed Access Road', 'Proposed Utility Line', 'Proposed Drainage Line', 'Proposed Stormwater Management Facility', 'Proposed Wetland', 'Proposed Wetland Buffer', 'Proposed Wetland Mitigation', 'Proposed Wetland Restoration', 'Proposed Wetland Creation', 'Proposed Wetland Enhancement', 'Proposed Wetland Preservation', 'Proposed Wetland Protection', 'Proposed Wetland Management', 'Proposed Wetland Monitoring', 'Proposed Wetland Assessment', 'Proposed Wetland Inventory', 'Proposed Wetland Mapping', 'Proposed Wetland Research', 'Proposed Wetland Education', 'Proposed Wetland Outreach', 'Proposed Wetland Collaboration', 'Proposed Wetland Partnership', 'Proposed Wetland Network', 'Proposed Wetland System', 'Proposed Wetland Program', 'Proposed Wetland Policy', 'Proposed Wetland Plan', 'Proposed Wetland Strategy', 'Proposed Wetland Vision', 'Proposed Wetland Mission', 'Proposed Wetland Values', 'Proposed Wetland Principles', 'Proposed Wetland Goals', 'Proposed Wetland Objectives', 'Proposed Wetland Outcomes', 'Proposed Wetland Impacts', 'Proposed Wetland Benefits', 'Proposed Wetland Costs', 'Proposed Wetland Risks', 'Proposed Wetland Opportunities', 'Proposed Wetland Challenges', 'Proposed Wetland Solutions', 'Proposed Wetland Innovations', 'Proposed Wetland Best Practices', 'Proposed Wetland Case Studies', 'Proposed Wetland Examples', 'Proposed Wetland Models', 'Proposed Wetland Frameworks', 'Proposed Wetland Guidelines', 'Proposed Wetland Standards', 'Proposed Wetland Codes', 'Proposed Wetland Regulations', 'Proposed Wetland Laws', 'Proposed Wetland Treaties', 'Proposed Wetland Agreements', 'Proposed Wetland Contracts', 'Proposed Wetland Licenses', 'Proposed Wetland Permits', 'Proposed Wetland Certificates', 'Proposed Wetland Awards', 'Proposed Wetland Honors', 'Proposed Wetland Recognition', 'Proposed Wetland Acknowledgment', 'Proposed Wetland Appreciation', 'Proposed Wetland Gratitude', 'Proposed Wetland Respect', 'Proposed Wetland Care', 'Proposed Wetland Stewardship', 'Proposed Wetland Guardianship', 'Proposed Wetland Trusteeship', 'Proposed Wetland Stewardship Plan', 'Proposed Wetland Guardianship Plan', 'Proposed Wetland Trusteeship Plan', 'Proposed Wetland Stewardship Program', 'Proposed Wetland Guardianship Program', 'Proposed Wetland Trusteeship Program', 'Proposed Wetland Stewardship Policy', 'Proposed Wetland Guardianship Policy', 'Proposed Wetland Trusteeship Policy'.

[illegible]

DATE OF BIRTH: 08-09-1978
PLACE OF BIRTH: [illegible]
[Signature]
[Stamp]

[illegible][illegible]

CERTIFIED SITE PLAN
GATEWAY PARK RESIDENTIAL
PARCEL 1
PART OF SEBASTIAN STATION, LLC
11845 SE 25TH AVENUE, SUITE 200
CLACKAMAS, OR 97030
COUNTY OF CLATSOP, OREGON
MOUNTAIN VIEW COUNTY, WASH. LAND

OWNER/DEVELOPER

DATE 2/12/2014	FORM 3102014	COMM. CODE 111	AT-4
1	2	3	4
EU122/11742	100% 200 100%	227M013	227M013

DATE	DESCRIPTION	AMOUNT	BALANCE
1997-01-01	OPENING BALANCE	100.00	100.00
1997-01-15	PAYROLL	50.00	50.00
1997-02-01	RENT	25.00	25.00
1997-02-15	UTILITIES	10.00	15.00
1997-03-01	SALES	75.00	90.00
1997-03-15	PAYROLL	50.00	40.00
1997-04-01	RENT	25.00	15.00
1997-04-15	UTILITIES	10.00	5.00
1997-05-01	SALES	75.00	80.00
1997-05-15	PAYROLL	50.00	30.00
1997-06-01	RENT	25.00	5.00
1997-06-15	UTILITIES	10.00	(5.00)
1997-07-01	SALES	75.00	70.00
1997-07-15	PAYROLL	50.00	20.00
1997-08-01	RENT	25.00	(5.00)
1997-08-15	UTILITIES	10.00	(15.00)
1997-09-01	SALES	75.00	60.00
1997-09-15	PAYROLL	50.00	10.00
1997-10-01	RENT	25.00	(10.00)
1997-10-15	UTILITIES	10.00	(20.00)
1997-11-01	SALES	75.00	55.00
1997-11-15	PAYROLL	50.00	5.00
1997-12-01	RENT	25.00	(20.00)
1997-12-15	UTILITIES	10.00	(30.00)
1998-01-01	SALES	75.00	45.00
1998-01-15	PAYROLL	50.00	(5.00)
1998-02-01	RENT	25.00	(30.00)
1998-02-15	UTILITIES	10.00	(40.00)
1998-03-01	SALES	75.00	35.00
1998-03-15	PAYROLL	50.00	(15.00)
1998-04-01	RENT	25.00	(40.00)
1998-04-15	UTILITIES	10.00	(50.00)
1998-05-01	SALES	75.00	25.00
1998-05-15	PAYROLL	50.00	(25.00)
1998-06-01	RENT	25.00	(50.00)
1998-06-15	UTILITIES	10.00	(60.00)
1998-07-01	SALES	75.00	55.00
1998-07-15	PAYROLL	50.00	5.00
1998-08-01	RENT	25.00	(20.00)
1998-08-15	UTILITIES	10.00	(30.00)
1998-09-01	SALES	75.00	45.00
1998-09-15	PAYROLL	50.00	(5.00)
1998-10-01	RENT	25.00	(30.00)
1998-10-15	UTILITIES	10.00	(40.00)
1998-11-01	SALES	75.00	35.00
1998-11-15	PAYROLL	50.00	(15.00)
1998-12-01	RENT	25.00	(40.00)
1998-12-15	UTILITIES	10.00	(50.00)
1999-01-01	SALES	75.00	40.00
1999-01-15	PAYROLL	50.00	(10.00)
1999-02-01	RENT	25.00	(35.00)
1999-02-15	UTILITIES	10.00	(45.00)
1999-03-01	SALES	75.00	30.00
1999-03-15	PAYROLL	50.00	(20.00)
1999-04-01	RENT	25.00	(45.00)
1999-04-15	UTILITIES	10.00	(55.00)
1999-05-01	SALES	75.00	45.00
1999-05-15	PAYROLL	50.00	(5.00)
1999-06-01	RENT	25.00	(30.00)
1999-06-15	UTILITIES	10.00	(40.00)
1999-07-01	SALES	75.00	35.00
1999-07-15	PAYROLL	50.00	(15.00)
1999-08-01	RENT	25.00	(40.00)
1999-08-15	UTILITIES	10.00	(50.00)
1999-09-01	SALES	75.00	40.00
1999-09-15	PAYROLL	50.00	(10.00)
1999-10-01	RENT	25.00	(35.00)
1999-10-15	UTILITIES	10.00	(45.00)
1999-11-01	SALES	75.00	30.00
1999-11-15	PAYROLL	50.00	(20.00)
1999-12-01	RENT	25.00	(45.00)
1999-12-15	UTILITIES	10.00	(55.00)
2000-01-01	SALES	75.00	40.00
2000-01-15	PAYROLL	50.00	(10.00)
2000-02-01	RENT	25.00	(35.00)
2000-02-15	UTILITIES	10.00	(45.00)
2000-03-01			

S **Landscape Services Inc.**
507-619-8888
ROCKVILLE OFFICE
2 Rawnsdale Place, Suite 100
Rockville, MD 20850
1-800-948-2759 f. 301-948-9867



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 07-60
Site Plan No. 82006015A
Project Name: Gateway Park Residential
Hearing Date: June 21, 2007

JUL 12 2007

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-2.6, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, February 28, 2007, Germantown Station, LLC ("Applicant"), filed a site plan amendment application designated Site Plan No. 82006015A ("Amendment") for approval of the following modifications:

1. Revision of the building setback from the public street at the southeast corner of the property. The data table on the Certified Site Plan must reflect the following revision for minimum building setback:

Development Standard	Zoning Ordinance	Approved on Site Plan 820060150	Proposed for Site Plan Amendment 82006015A
Min. Building Setback from Public Street	25 feet	29 feet	25 feet

2. Clarification of building heights by adding building height measuring points on the plan and simplifying the data table to show only the average front elevations. The plans note that the building height will not exceed 35-feet as measured from the approved street grade opposite the middle of the front of building.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated June 1, 2007 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on June 21, 2007, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing");

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82006015A; and

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

APPROVED AS TO LEGAL SUFFICIENCY

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ATMENT

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

JUL 12 2007 BE IT FURTHER RESOLVED, that the date of this written resolution is _____ (which is the date that this opinion is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

At its regular meeting, held on Thursday, June 21, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Bryant, seconded by Commissioner Robinson, with Commissioners Hanson, Bryant, and Robinson voting in favor, and Commissioners Perdue and Wellington absent, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 8-2006015A, Gateway Park Residential.



Royce Hanson, Chairman
Montgomery County Planning Board