



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

Item #
MCPB 12-06-07

MEMORANDUM



DATE: November 21, 2007
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Robert A. Kronenberg, Supervisor *Rak*
 Development Review Division
 FROM: Sandra Pereira *SP*
 Development Review Division
 (301) 495-2186

REVIEW TYPE: **Site Plan Review**
 CASE #: **820070210**
 PROJECT NAME: **R Holt Easley's Subdivision**
 APPLYING FOR: Approval of 9,226 square feet of building area that includes ground floor retail and second floor office space
 REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
 ZONE: CBD-1 and Fenton Village Overlay Zone
 LOCATION: On Fenton Street, 200 feet South of Thayer Avenue
 MASTER PLAN: Silver Spring CBD Sector Plan
 APPLICANT: 8227 Fenton Street, LLC
 FILING DATE: April 16, 2007
 HEARING DATE: December 6, 2007

STAFF RECOMMENDATION: Approval of 9,226 square feet of building area that includes ground floor retail and second floor office space, on 0.14 acres. All site development elements as shown on the site and landscape plans stamped by the M-NCPPC on October 23, 2007 shall be required except as modified by the following conditions:

1. Streetscape
 Provide full width streetscape improvements on Fenton Street (Type "B") in accordance with the Silver Spring Streetscape Plan (April 1992) Technical Manual or as amended. Replace all existing brick and concrete paving from back of existing curb to edge of right-of-way. This includes replacing the existing 5-1/2' brick paving strip (and soldier course edging) adjacent to curb.

2. Overhang canopies
Provide canopies above each retail entrance along the front façade of the building on Fenton Street that extend to a maximum depth of 6 feet into the public use space.
3. Lighting
 - a. Remove the two light bollards that are closest to the building in the public use space adjacent to the alley.
 - b. Provide an updated lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development.
 - c. All onsite light fixtures shall be cut-off fixtures.
 - d. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
 - e. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads.
4. Pedestrian Circulation
Eliminate one of the steps in the public use space in order to make the space more universally accessible.
5. Maintenance Responsibility
The Applicant or the Silver Spring Urban District shall be responsible for maintaining public amenity features including planting and streetscape elements.
6. Stormwater Management
The proposed development is subject to Stormwater Management Concept approval conditions dated April 11, 2007 (Attachment A) unless amended and approved by the Montgomery County Department of Permitting Services.
7. Development Program
Applicant shall construct the proposed development in accordance with a Development Program. A Development Program shall be reviewed and approved by M-NCPPC Staff prior to approval of the certified site plan. The Development Program shall include a phasing schedule as follows:
 - a. Street tree planting and streetscape elements shall progress as sidewalk construction is completed, but no later than six months after completion of the sidewalk.
 - b. Landscaping and onsite lighting associated with the building shall be completed as construction is completed.
 - c. Pedestrian paving and seating areas associated with the building shall be completed as construction is completed.
 - d. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
 - e. Phasing of dedications, stormwater management, sediment/erosion control, community paths, trip mitigation or other features.

8. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of the certified site plan.

9. Certified Site Plan

Prior to approval of the certified site plan, the following revisions shall be included and/or information provided, subject to staff review and approval:

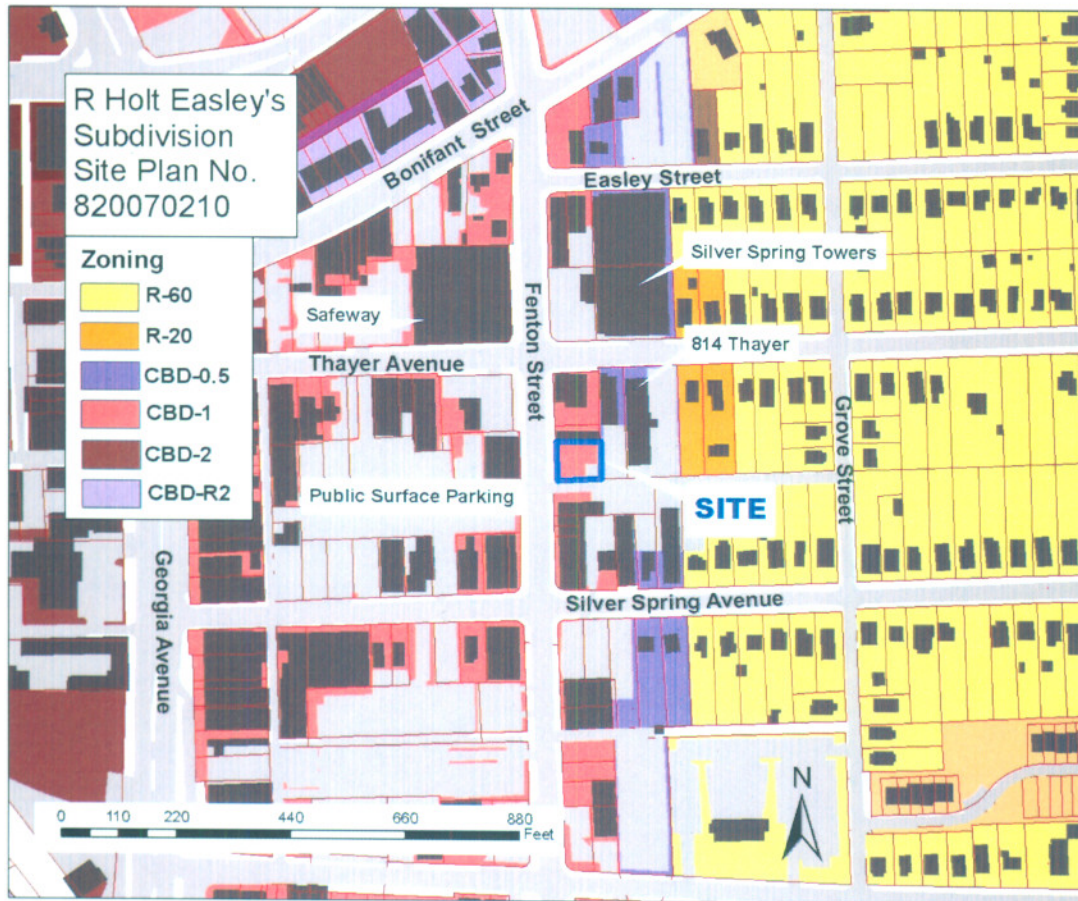
- a. Development program, inspection schedule, site plan index, and site plan resolution.
- b. Limits of disturbance.
- c. Detail of retaining wall with railing.
- d. North-South section showing alley, pedestrian safety zone, retaining wall, public use space, and south facing building entrance.

PROJECT DESCRIPTION: Site Vicinity

The subject property is located on Fenton Street, approximately 200 feet south of the intersection with Thayer Avenue, in the Fenton Village revitalization area of the Silver Spring CBD. It is three blocks south of the core downtown area of Silver Spring, and less than one-mile from the Silver Spring Metro stop.

Fenton Village has a mix of multi-cultural shops, neighborhood-serving retail, business services, small office buildings, and auto-related businesses. Because of its location on the eastern edge of the CBD, this area functions as a transition between the commercial and business areas to the west and the one-family residential neighborhoods to the east. This property is subject to the standards of the CBD-1 and Fenton Village Overlay Zones. The Overlay Zone allows additional density with height restrictions in order to encourage revitalization of the retail corridor while remaining sensitive to the transition into the adjacent R-60 Zone to the east.

A variety of uses surround the property. Immediately adjacent to the North is an Ethiopian restaurant, to the South across the alley is a mixed-use retail and office building, to the East is the parking lot of the Arts Center, and to the West across Fenton Street is a city operated parking lot.



PROJECT DESCRIPTION: Site Description

The subject property is vacant and currently used as an informal parking lot. There are no trees, shrubs or other vegetation onsite, except for low-growing grass inter-dispersed throughout the gravel. The high point of the site is where it abuts the Fenton Street sidewalk and then it slopes down towards the gravel base parking lot. The public right-of-way abutting the site has two street trees, and a brick sidewalk with concrete panels in the center. The site is bound to the east by a fence, to the north by the Ethiopian restaurant wall, and it is open to the west and south.



PROJECT DESCRIPTION: Proposal

The site plan proposes a two-story mixed-use building with retail at the ground level and office space on the second floor. In order to provide a building design with the greatest flexibility for future retail uses, this site plan accommodates three retail spaces with identical area and individual access to the street. The southernmost space has an additional side entrance onto the public use space. Access to the second floor office space is provided through an elevator and staircase, located midway on the building. The cellar space is accessed from the loading area behind the elevator case.

The onsite public use space wraps around the front and south side of the building. As a result, the building front is offset from the public right-of-way by 6 feet. This area will have canopies with identification signs above each retail entrance that will activate the street. A bench and large planter pots, with low-growing shrubs and ornamental grasses, accommodate additional activities and add interest to the side public use space. Within this area and accessed from the alley is a 5-foot wide pedestrian safety zone that avoids potential conflict between pedestrian and vehicular traffic in the alley.



SITE PLAN REVIEW ISSUES

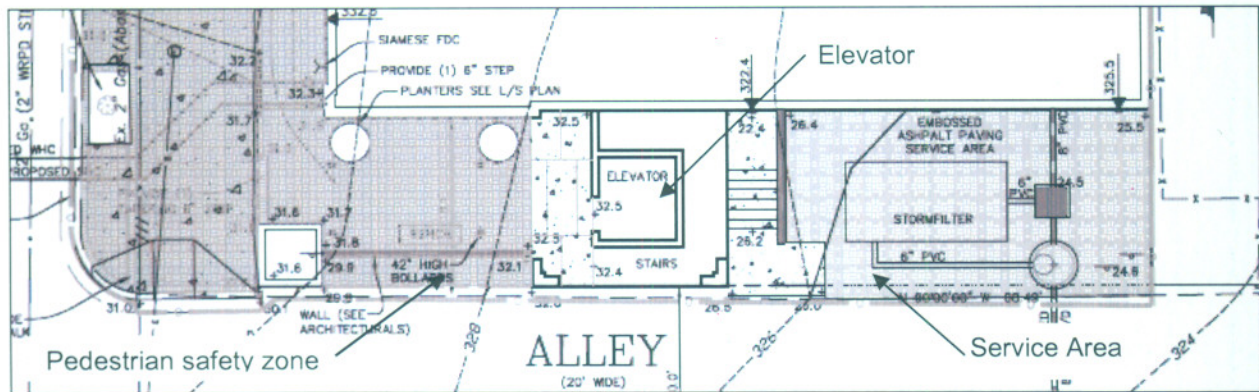
I. Pedestrian safety and circulation along the alley

The alley adjacent to the southern property edge provides a mid-block connection between Fenton Street and the residential neighborhood to the East. Currently, the alley has relatively low vehicular traffic. However, a recently approved project, 814 Thayer, will use the alley as the sole access for its 36-space parking garage located below the building, significantly increasing daily vehicular traffic on this alley. Staff is concerned that this additional vehicular traffic may impact pedestrian safety and circulation on the alley.

Applicant's Proposal (or Position)

In response to Staff's concerns, the Applicant has revised the site plan to provide a pedestrian safety zone in the public use space that is flush with the alley. This safety zone is separated from the public use space by a retaining wall with railing that is recessed from the alley by 5 feet.

In spatial sequence from Fenton Street and along the alley, this plan proposes a planter flush with the grade that abuts the alley, followed by a recessed retaining wall with railing that delineates the pedestrian safety zone (20 feet total length), next to the elevator and stairwell that abuts the alley (20 feet total length), followed by a service area that is open and flush with the alley. As proposed, most of the southern boundary, with the exception of the elevator and stairway envelope is permeable for pedestrians, enabling them to avoid vehicular traffic on the alley.



Staff Analysis/Position

Originally, Staff had requested pedestrian access along the public alley in the form of a 5-foot wide path within the property line. This path would be extended beyond the property line as part of the redevelopment of adjacent properties. However for a variety of reasons mostly associated with the limited size of the property and architectural constraints, this option was deemed infeasible.

The revised site plan addresses concerns of pedestrian safety on the alley by creating a pedestrian safety zone. As proposed, most of the southern property edge is now open and flush with the alley. Only the section where the elevator and stairway are located lacks any setback for pedestrian refuge. Since this area represents only a total length of 20 feet and is immediately

adjacent to areas where pedestrians can take refuge from vehicular traffic, it appears to be acceptable.

II. Public use space

Public use space should be designed to make a meaningful contribution to the open space system in Fenton Village. Presently, 314 new residential units are pending or approved on and around Fenton Street, and other projects not yet submitted will add to that number in the near future. All development in Fenton Village should ensure that the proposed public use spaces will truly be perceived as part of the public realm, rather than as private spaces. Spaces should be interesting and inviting, thus enhancing the identity of Fenton Village.

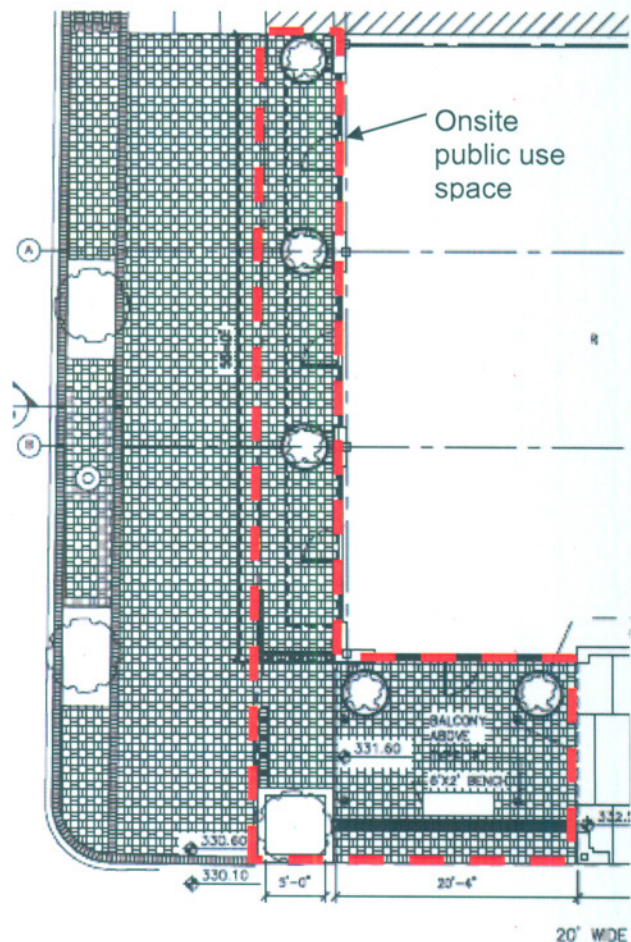
Applicant's Proposal (or Position)

The site plan proposes an 'L-shaped' public use space that extends along the building façade and wraps around the southern edge of the building. The dedicated public use space in the front of the building is 6 feet wide and results in a greater building setback from the street. On the south side of the building the public use space provides seating and access to the elevator foyer. Large planter pots provided on the front and south side of the building act as a unifying element for the public use space.

Staff Analysis/Position

Staff's initial recommendations were that the proposed public use space should consist of a distinct, consolidated space, rather than an extension or widening of the sidewalk in front of the proposed building. Staff preferred that the building setback from the public right-of-way be zero, thus consistent with the adjacent buildings, and that the public use space be consolidated on the side of the building.

This recommendation could not be accommodated due to constraints imposed by the building footprint, the building code, and the requirement for onsite public use space. In order to accommodate the 10 percent minimum requirement for onsite public use space differently than proposed, the building footprint and/or second floor access had to change. Yet, this building has been designed to provide three identical retail spaces, which limits changes to the footprint, and access to the second floor had to be a set distance from the internal stairwell. In order to better articulate the public use space in the front of the building and to activate the street, overhang canopies above each retail entrance are requested.



PROJECT DESCRIPTION: Prior Approvals

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (CBD-1 and Fenton Village Overlay Zone, Standard Method of Development)

Development Standard	Permitted/ Required	Proposed for Approval
Min. Tract Area (ac.)		
Gross	not specified	0.15
Prior public dedication	n/a	0.01
net	n/a	0.14
Min. Building Setbacks (ft.)		
from adjacent public R/W	1' per 6' over 30' building height	6
adjoining CBD-1 Lots	0	0
alley	not specified	0
Max. Building Area (FAR)	2	1.37
Max. Building Coverage (%)	75	75
Min. Public Space (%)	10	12.6
Max. Building Height (ft.):	45	30
Parking Spaces*	35	0

* Site located in the parking lot district and spaces are to be provided in adjacent parking facilities through payment of the appropriate parking lot district tax.

ANALYSIS:

Conformance to Master Plan

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlined six themes, which articulate the shared goals and vision for a revitalized Silver Spring. Two of these themes, Commercial Downtown and Pedestrian Friendly Downtown, apply to this project proposal.

The Sector Plan also divided the CBD into four revitalization areas that warrant zoning changes to better achieve the CBD revitalization goal. The Fenton Village Overlay Zone, among other objectives, encourages commercial activity in the form of a mix of office and retail establishments. This project directly contributes to this goal by providing retail and office uses on a vacant lot currently used for parking. In addition, the project encourages the development of active streets by providing building entries on Fenton Street, and a usable although small public space between the building and existing alley. The quality of the pedestrian environment is improved through the provision of streetscaping per the standards of the Silver Spring Streetscape Plan.

Local Area Transportation Review

The subject site plan is not subject to Local Area Transportation Review since the proposed mix-use office and retail building generates less than 30 total weekday trips during the morning (6:30 a.m. to 9:30 a.m.) and evening (4:00 p.m. to 7:00 p.m.) peak periods.

FINDINGS: For Site Plan Review

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

An approved development plan or a project plan is not required for the subject development.

2. *The site plan meets all of the requirements of the CBD-1 and Fenton Village Overlay Zones in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the CBD-1 and Fenton Village Overlay Zones as demonstrated in the Project Data Table on page 9.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

- a. Locations of buildings and structures

The proposed two-story building is located on Fenton Street and adjacent to the mid-block public alley. The retail at street level is accessed from the sidewalk on Fenton Street, and the second floor office space is accessed via an elevator and stairway located on the southern side of the building. An internal stairway provides an alternative means of egress in the back of the building. Access to the cellar space is provided from the service area immediately behind the elevator/stairway envelope.

This building has a 6-foot setback from the public right-of-way in order to accommodate the onsite public use space requirement and comply with the development standards. Staff would have preferred the setback to be zero in order to be consistent with adjacent buildings, to provide a strengthened streetscape experience, and to be more efficient at using urban land. However, due to constraints associated with the property size, the number of retail uses, and the public use space requirement; the building face could not be set at the property line. The building setback from the public right-of-way is articulated with overhang canopies above each retail entrance to activate the streets.

The site plan proposes a 20-foot long retaining wall with railing that delineates the public use space on the south side of the building. The wall separates the public use space from the alley and sustains the grades from the sidewalk against

the drop in elevation in the alley. Overall, the location of the proposed building and structures is adequate, safe and efficient.

b. Open Spaces

The plan proposes 777 square feet of public use space (PUS) onsite, the equivalent of 12.6 percent of the net lot property. The PUS wraps around the front and south side of the building, resulting in a 6-foot building setback from the public right-of-way. This area tends to be perceived as a widening of the sidewalk.

On the side of the building, the PUS is delineated by a retaining wall with railing that offers separation and protection from the vehicular traffic on the alley. This space is efficient at combining different uses in such a small area. There are opportunities for seating and gathering at the same time that pedestrian circulation to the elevator and retail side entrance are accommodated.

c. Landscaping and Lighting

The proposed landscaping consists of two street trees that conform with the Silver Spring Streetscape standards and replace the existing non-conforming trees in the public right-of-way. A flowering tree (crape myrtle) is proposed at the entrance of the public use space. The remaining of the landscape proposed consists of 48-inch planting pots with an evergreen shrub and a mix of ornamental grasses. This selection of plant material provides seasonal variety and hierarchy. This landscape plan is adequate, safe and efficient for the urban setting where this site plan is located.

The lighting plan consists of street bollards with lights, and light fixtures on the building. A total of four bollards are proposed on the PUS on the side of the building. Because this space is so constrained in area, Staff requests that only two bollards be provided as long as adequate lighting levels are still provided.

Additional light fixtures are located on the front of the building illuminating the building façade, at the entrance to the elevator, on the stairway walls, and in the service area. The lighting provided appears to be adequate, safe and efficient.

d. Recreation Facilities

This site plan proposes a mixed-use retail and office building, which does not have requirements for recreation facilities.

e. Pedestrian and Vehicular Circulation Systems

Access points to the site are provided on Fenton Street and on the adjacent alley to the South. The sidewalk along Fenton Street has a total width of 24.2 feet

including the additional public use space dedication in front of the building. There are three separate ingress points to the retail spaces on Fenton Street. An additional ingress point to the southernmost retail space is provided on the side of the building through the PUS. Access to the second floor office space is via an elevator or staircase. These access points are generally unobstructed, and they provide adequate and safe access to the building.

Pedestrian circulation on the sidewalk is level. However, the connection to the PUS on the side of the building is accommodated through two separate steps. The elevation of this space is between that of the front of the building and that of the alley, which results in taking a step down from the front retail stores and another step down into the sidewalk closest to the alley. These two steps make the PUS less universally accessible, especially since the area that is leveled is directly across from a large planter pot. Staff has required that one step be eliminated.

Pedestrian circulation along the alley is permeable and provides pedestrian safety zones. The only area of potential pedestrian and vehicular conflict occurs where the elevator is located since there is no setback from the alley. However, due to the short total length of this area, pedestrians can easily avoid cars by stepping into the preceding pedestrian safety zone or the adjacent service area.

Vehicular circulation is limited to Fenton Street and the alley. The 20-foot alley provides access to the residential neighborhoods to the east and to the parking garage at 814 Thayer Ave. The site is buffered from Fenton Street with a row of parallel parking spaces.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The proposed site plan meets the requirements and adheres to the development standards of the CBD-1 and Fenton Village Overlay Zones. These standards allow for additional density, up to 2 FAR, with height restrictions at 45 feet. The density and height proposed are 1.37 FAR and 30 feet, respectively, which are below the maximum permitted values and therefore increase compatibility with the single-family residential neighborhoods to the east.

Architecturally, this building is compatible with the character of Fenton Village in terms of scale and materials used. This is a two-story building with the potential to accommodate three small retail shops at street level. The facades with highest visibility from the street are mostly glass, which allows increased interaction between pedestrians and retail shops. The building is mostly brick and the streetscape will be upgraded to conform with the Silver Spring streetscape standards of an all brick sidewalk.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

This plan has been granted exemption from the requirements of forest conservation under the "Small property exemption, per letter dated January 5, 2007. There are no trees on site, thus no tree save requirement per Environmental Planning memorandum of July 9, 2007 (Attachment A).

The proposed stormwater management concept consists of on-site water quality control via a MCDPS approved volume based proprietary structural filter. Onsite recharge is not required since this is redevelopment. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

APPENDIX

- A. Referenced Agency correspondence



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 14, 2007

MEMORANDUM

TO: Sandra Pereira, Senior Planner
Development Review Division

Cathy Conlon, Subdivision Supervisor
Development Review Division

VIA: Glenn Kreger, Team Leader, Silver Spring/Takoma Park Team
Community-Based Planning Division *GJK*

FROM: John Marcolin, ASLA, Planner Coordinator *JM*
Community-Based Planning Division

SUBJECT: Site Plan #820070210
8227 Fenton Street

The Community-Based Planning staff has reviewed the above referenced Site Plan for conformance with the Silver Spring Central Business District and Vicinity Sector Plan (Approved February 2000), including the recommendations for the Fenton Village Overlay District. The subject property is located on the east side of Fenton Street between Thayer Avenue and the midblock alley that runs east from Fenton Street to Grove Street. Community-Based Planning recommends the approval of this Site Plan with the following conditions needed to ensure consistency with the approved CBD Sector Plan:

1. Provide full width streetscape improvements on Fenton Street (Type "B") in accordance with the *Silver Spring Streetscape Plan* (April 1992) Technical Manual or as amended. Replace all existing brick and concrete paving from back of existing curb to right of way. This includes replacing the existing 5-1/2' brick paving strip (and soldier course edging) adjacent to curb.
2. Remove two northern most light bollards (that flank south facing entry) in public use space in front of the elevator entrance. Review the lighting plan to determine if the light provided by these bollards is required for safety. If it is required, install a down light on building per lighting consultants recommendations.

ZONING AND LAND USE

The 6,156 square foot (6,716 square foot gross tract area for determining density) subject property is zoned CBD-1 (Central Business District 1.0). The approved CBD Sector Plan recommends the CBD-1 zoning for this site, which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000, per County Council Resolution 14-600. The property is within the Fenton Village Overlay Zone, which provides for flexibility of development standards and the range of permitted uses, while

8787 Georgia Avenue, Silver Spring, Maryland 20910 Director's Office: 301.495.4500 Fax: 301.495.1310

ensuring that new development is compatible with nearby uses and incorporates critical design elements, such as streetscaping and useful public open spaces.

The proposal will be implemented under the standard method of development. The project proposes 4,613 square feet of office use and 4,613 square feet of retail use for a total of 9,226 square feet, and an FAR of 1.37. The proposed uses are permitted under the CBD-1 Zone/Fenton Village Overlay Zone. The maximum allowable FAR for this site is 2.0 or 13,432 square feet.

The minimum required on-site public use space for this project is 616 square feet (10 percent of the net lot area of 6,156 square feet). The applicant is proposing 800 square feet of on-site public use space and amenities, which equals 13 percent of the net lot area. The applicant also proposes off site amenity space in the form of renovation of the streetscape in the right of way along Fenton Street in front of proposed building per the Silver Spring Streetscape Plan.

SECTOR PLAN CONFORMANCE

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000 outlined six themes, which articulate the shared goals and vision for a revitalized Silver Spring. Two of these themes (i.e. a commercial downtown and a pedestrian friendly downtown) apply to this project proposal. One of the objectives of the Fenton Village Overlay Zone of the Silver Spring CBD Sector Plan is to encourage commercial activity in the form of a mix of office and retail establishments. This project helps achieve that goal by providing retail and office uses on a vacant lot presently being used for parking. The project encourages the development of active streets by providing building entries on Fenton Street and a usable public space between the building and existing alley. The quality of the pedestrian environment is also improved through the provision of streetscaping per the Silver Spring Streetscape Plan.

STREETSCAPE

This applicant proposes to improve the Fenton Street streetscape treatment consisting of a 17-foot wide sidewalk separated from the curb by street trees. The existing brick and concrete paving, from the back of curb to right of way, will be replaced with the type "B" streetscape treatment. The streetscape for the proposed project should be in accordance with the standards of the Silver Spring Streetscape (April 1992) technical manual.

COMMUNITY OUTREACH

The applicant met with the following to describe the proposed development:

- 1) A meeting was held to present the project to Community Association Groups and to individual members of the local community on April 12, 2007 at 7 p.m. at the Silver Spring Community Library.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

April 11, 2007

Carla Reid Joyner
Director

Mr. Coffi Didavi
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request
for R. Holt Easley's Subdivision/8227 Fenton
Street
Preliminary Plan #: Pending
SM File #: 230782
Tract Size/Zone: 0.1413 Ac./CBD-1
Total Concept Area: 0.175 Ac.
Lots/Block: 17/G
Watershed: Sligo Creek

Dear Mr. Didavi:

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 water quality control via a MCDPS approved volume based proprietary structural filter. Onsite recharge is not required since this is redevelopment. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs.

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. Size the stormwater structure based on the drainage area that goes to it.
6. Please consider using a flow through planter as a supplement to or substitute for the filter structure. Design the planter using MCDPS biofilter specifications.

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 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 David Kuykendall at 240-777-6332.

Sincerely,

DLK
For Richard R. Brush

Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN230782 R Holt Easley's Subdivision.DWK

cc: C. Conlon
S. Federline
SM File # 230782

QN -Onsite; Acres: 0.175
QL - Onsite/Waived; Acres: 0.12/0.055(0.0213 onsite)
Recharge is not provided

EP Recommendation to Dev Rev Div: XX Approve / no conditions

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Sandra Pereira, Development Review

SUBJECT: Plan # 8-07021, Name R. Holt Easley's Subdivision
DRC date: July 9, 2007

The above-referenced plan has been reviewed to determine if it meets requirements of the Guidelines for Environmental Management of Development in Montgomery County, and other county regulations that may apply. The following recommendations are made for the DRC meeting:

X Plan has been granted an EXEMPTION from the requirements of forest conservation under the "Small Property" exemption, per letter dated January 5, 2007. There are no trees on site to save: thus, no tree save requirement. (Protection or replacement of existing 6" dbH trees within the County's ROW should be resolved within the planting/streetscape plan

Environmental Planning RECOMMENDATIONS:

XXX Approval: no forest conservation or other environmental conditions.

SIGNATURE:



301-495-4550

DATE:

7/9/07

Steve Federline, Environmental Planning

cc: engineer/applicant