



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

**Staff Report: Limited Site Plan Amendment 82001009C, Milestone Business Park**

**ITEM #:** \_\_\_\_\_

**MCPB HEARING**

**DATE:** February 17, 2011

**REPORT DATE:** February 7, 2011

**TO:** Montgomery County Planning Board

**VIA:** John Carter, Chief *JAC*

**FROM:** Molline Smith, Senior Planner  
 Area 3 – Site Plan Review  
 301.495.4573  
 Molline.Smith@montgomeryplanning.org



**APPLICATION DESCRIPTION:** The site is located on the east side of Interstate 270 between Ridge Road and Dorsey Mill Road within the Germantown Master Plan area. The Applicant is proposing to 1) reallocate some of the density for Building 5 on parcel J to parcel L; 2) modify the development programming to add another phase; 3) construct Building 5 and associated parking facilities; and 4) revise the previously approved SWM concept, lighting and landscape plans. The Applicant is also requesting a waiver for the standard parking dimensions in accordance with section 59E-2.22 (b) of the Montgomery County Zoning Ordinance.

**APPLICANT:** Milestone Industrial L.C. c/o TC Mid-Atlantic Development, Inc.

**FILING DATE:** January 13, 2011

**RECOMMENDATION:** Approval of the site plan amendment with conditions.

**EXECUTIVE SUMMARY:** The subject site was recently rezoned TMX-2 under the Germantown Employment Area Sector Plan (adopted in 2009), but will develop under the I-3 zone standards. However the project will still meet the development standards established for both the I-3 zone and the TMX-2 zone. Buildings 1, 2 and 4 of phases I and II of the original approval have been constructed. The recently approved APF extension (11987271B) permits the new construction of the next phase(s). The construction of Building 5 and the associated

Approval signatures

<i>MCS.</i>				
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parking facilities proposed in the next phase of development is the main purpose for this amendment. The parking waiver was necessary to permit spaces previously approved with the 2001 site plan and to accommodate impervious and new ESD standards.

## SITE DESCRIPTION & ANALYSIS

The total property is 44.7 acres of land that was recently re-zoned from the I-3 zone to the TMX-2 zone as part of the Germantown Employment Area Sector Plan. The property is located in the northeast quadrant of the intersection of Ridge Road and Interstate 270 (I-270). The property is surrounded by residential dwellings in the R-30 zone and office uses in the R&D zone to the north. The land was subdivided into six parcels (F, J, K, L, O and P) which currently contain Buildings 1, 2 and 4 with associated surface parking facilities (phases I & II of the development program). The existing uses currently constructed consist of a combination of 410,000 square feet of office use and 70,000 square feet of light industrial use.



*Aerial Map*

Buildings 3 and 5 (office, restaurant and retail) on parcels L and J were programmed to be developed in phase III. The park and ride spaces are also included in order to accommodate the future construction of the new Transitway proposed along Dorsey Mill Road.

## **AMENDMENT DESCRIPTION**

### **Previous Approvals**

#### *Preliminary Plan*

This plan is subject to the conditions of Preliminary Plan 119872710, which was approved on July 11, 1996 (MCPB Resolution mailed July 22, 1996) for 6 lots on 29.05 acres of land zoned I-3.

Amendment A of the Preliminary Plan was approved April 24, 2003 (MCPB Resolution mailed May 30, 2003) to extend the Adequate Public Facilities (APF) review for five (5) years beyond the expiration date for the remaining 627,250 square feet.

Amendment B of the Preliminary Plan was approved by the Planning Board on February 3, 2011 and granted a new validity period for the APF review that will permit the peak-hour vehicular trips associated with the remaining 427,250 square feet. The approval extends the validity period for 7 years.

#### *Site Plan*

Site Plan 819990230 was approved on July 1, 1999 (MCPB Resolution dated July 21, 1999) for 370,000 square feet of commercial office space.

Site Plan 820010090 was approved January 11, 2001 (MCPB Resolution date January 17, 2001) for 822,700 gross square feet of office, 22,050 gross square feet of retail, 25,000 gross square feet of restaurant and 5,000 gross square feet of day care uses on 44.7 acres zoned I-3.

Consent Amendment A of the Site Plan was approved April 12, 2007 (MCPB Resolution dated May 10, 2007) for minor modifications to the development phasing; adjustments to the net site area, building and green space square footages; reduction to the parking counts; and revisions to the loading, SWM, lighting and landscape plans.

Administrative Amendment B of the Site Plan was approved December 12, 2008 (Memorandum dated November 24, 2008) was approved for minor revisions to the lighting and landscape plans, SWM easement locations, and grading.

### **Description of Amendment[s]**

The Applicant requests the following modifications to the Site Plan:

- I. Modifications to the development programming to add another phase. Pursuant to the Site Plan amendment (82001009A) the property was approved for the construction of five (5) buildings under the I-3 zone. The development program specified that Building 1 (130,000 square feet) and Building 2 (188,000 square

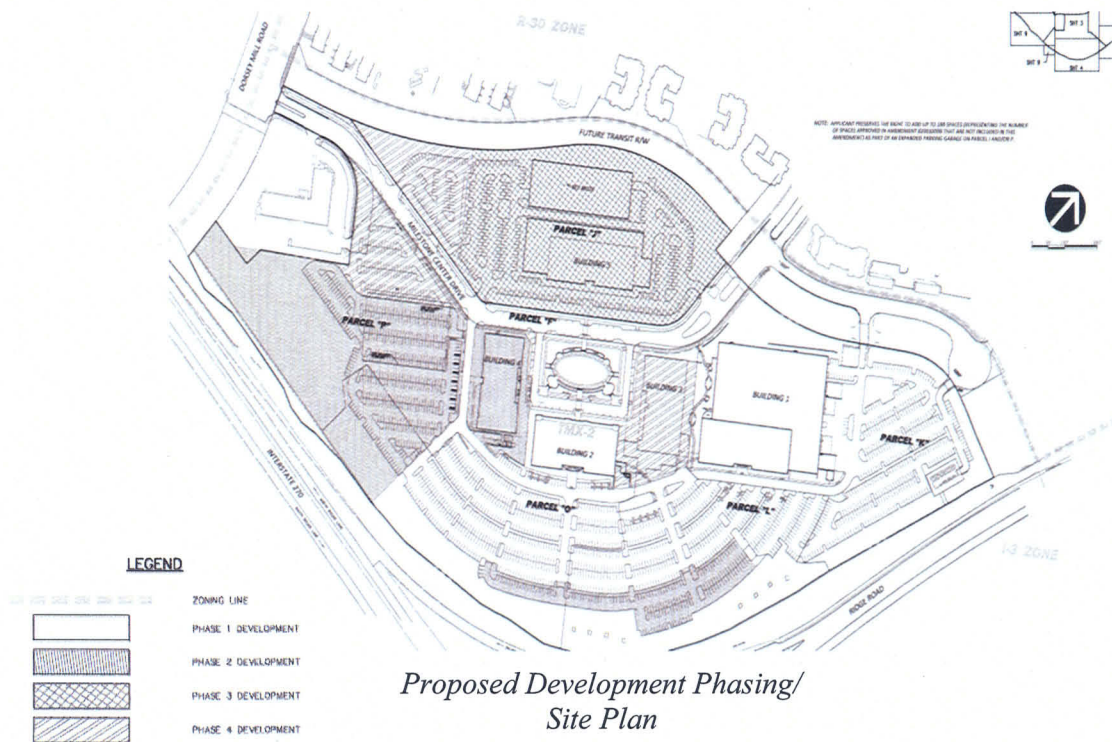
feet) would be developed on parcels K and O in phase I as office and light industrial uses. Building 4 (162,000 square feet) would be developed on parcel P in phase II as an office use. Building 3 (226,700 square feet) and Building 5 (200,550 square feet) would be developed on parcels L and J as office, restaurant, and retail uses. Buildings 1, 2, and 4 of phases I and II have been completed; however the APF validity period expired in May 2008. The limited preliminary plan amendment (11987271B) recently renewed a 7-year validity period to permit the construction of the remaining 427,250 square feet. An additional phase is being proposed mainly to accommodate the leasing needs of a Fortune 50 Company; which in turn would generate employment opportunities for the surrounding communities (in accordance with the recommendations of the Sector Plan). The light industrial products; which this company will manufacture will meet the standards permitted within the I-3 and TMX-2 zones. Building 5 and its associated parking facilities will be constructed on parcel J within phase III; while Building 3 and its associated parking facilities (including the 179 park and ride spaces) will be constructed on parcels J and L in phase IV.

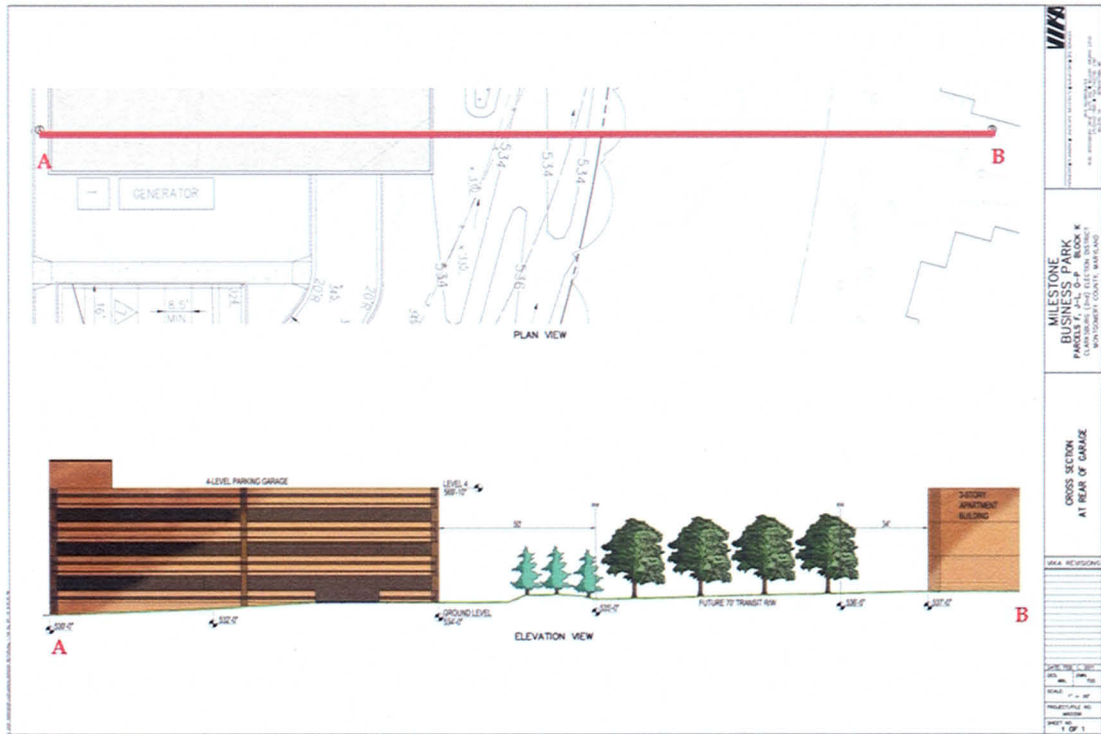
- II. The reallocation of some of the density previously approved for Building 5 on Parcel J. The original site plan proposed 180,000 square feet of office space, 12,500 square feet of restaurant space, and 8,050 square feet of retail space. In accordance with the previous approval the 0.47 FAR will remain the same; however the restaurant and retail uses will be reallocated to the newly proposed phase IV.

<b>New Development Program</b>	<b>Previously Approved (sf.)</b>	<b>Proposed (sf.)</b>
Phase III: Building 5, Parcel J	200,550 sf.	175,000 sf.
Office	180,000 sf.	175,000 sf.
Restaurant	12,500 sf.	0
Retail	8,050 sf.	0
<b>Parking Facilities for Parcel J</b>		
Surface Parking	625 spaces	276 spaces
Garage Parking	724 spaces	459 spaces
Motorcycle	20 spaces	N/A
Bike Spaces	20 spaces	20 spaces
Total Parking (to be constructed)	N/A	743 spaces

Phase IV: Building 3, Parcel L	226,700 sf.	252,250 sf.
Office	202,200 sf.	207,200 sf.
Restaurant	12,500 sf.	25,000 sf.
Retail	7,000 sf.	15,050 sf.
Day Care	5,000 sf.	5,000 sf.
Total Parking (to be constructed)	N/A	581 spaces
Total No. of Parking Spaces (for the entire project)	3,408 spaces	3,220 spaces

III. The construction of Phase III, Building 5 and associated parking facilities. The total density to be transferred to phase IV is 25,550 square feet; which will include the square footage permitted for the retail and restaurant uses. The construction of Building 5 will consist of office and light industrial uses only. The structural modifications to Building 5 include a reduction to the height by 1-story and to the area by 5,000 square feet. The structural modifications proposed for the parking garage included a reduction to the width of the building footprint by 76,013 square feet and an increase to the total height by 2-levels.





*Rendered Cross Section*



*Rendered North Elevation (Parking Garage)*

- IV. Revisions to the previously approved SWM concept, lighting and landscape plans. The proposed parking layout is designed to better accommodate the placement of the new building footprints. The total parking spaces for the entire property have been reduced by 188 spaces; thereby increasing the internal green space within the parking facilities by 7,931 square feet (0.18 acres). The surface and structured parking facilities are buffered with evergreen plantings from the residential units to the north. The proposed locations of plant material, lighting fixtures and SWM

facilities are intended to adequately enhance the major views and support the typical functions of the site.

- V. Support of a waiver for the standard parking dimensions directly adjacent to green space areas. The amended site plan proposes approximately 186 parking spaces that are a minimum of 16 feet by 8.5 feet around the perimeter of the lot; and approximately 52 parking spaces that abut 7 foot pedestrian sidewalks. The basis for this request is to minimize the pervious surfaces for more efficient SWM facilities and to accommodate the parking needs of their tenant. The structured parking facility and the interior parking spaces meet the current standard dimensions for perpendicular parking spaces (18 feet by 8.5 feet); in accordance with the Montgomery County Zoning Ordinance (section 59E 2.22b).

The applicant is requesting a waiver of the parking standards pursuant to Sec. 59-E-4.5 of the zoning ordinance, specifically to permit the reduction of a standard size parking space from 8.5 x 18 to 8.5 x 16. The justification for the reduced sizes primarily relates to the need for increased green space to accommodate current ESD practices and prior approvals. The ordinance permits the Planning Board to “waive any requirement in this Article not necessary to accomplish the objectives in Section 59-E-4.2, and in conjunction with reductions may adopt reasonable requirements above the minimum standards.” The Parking Facilities Plan must accomplish the following objectives as stated in Sec. 59-E-4.2:

- (a) The protection of the health, safety and welfare of those who use any adjoining land or public road that abuts a parking facility. Such protection shall include, but shall not be limited to, the reasonable control of noise, glare or reflection from automobiles, automobile lights, parking lot lighting and automobile fumes by use of perimeter landscaping, planting, walls, fences or other natural features or improvements.
- (b) The safety of pedestrians and motorists within a parking facility.
- (c) The optimum safe circulation of traffic within the parking facility and the proper location of entrances and exits to public roads so as to reduce or prevent congestion.
- (d) The provision of appropriate lighting, if the parking is to be used after dark.

As conditioned, the applicant satisfies the objectives of the parking facilities plan since the reduced length of the standard spaces still allow the necessary width for the drive aisles, provide for adequate screening and landscaping and permit a safe passageway for pedestrians. The circulation of traffic is adequate and safe for the existing and proposed vehicular and pedestrian traffic. Staff supports this waiver only for the parking spaces directly adjacent to green space areas where the vehicle has the ability to overlap the curb by 2 feet and should not obstruct the vehicular circulation within the drive isles. However, this waiver should not apply to parking spaces directly adjacent to pedestrian sidewalks.

**Development Standards**

The subject site is currently zoned TMX-2; however the applicant has chosen to apply the development standards for the underlying I-3 zone. If the applicant chooses to increase their density, then the development standards and procedures of the TMX-2 zone will apply. The purpose of the TMX-2 zone is to provide mixed use, transit and pedestrian oriented centers that include housing, commercial, biotechnology research and development uses. These zones are intended to foster development by permitting an increase in density and height when such an increase conforms to master plan recommendations.

The purpose of the I-3 zone is to provide a medium-density, industrial zone for park-like development of high-technology industries, research and development facilities, corporate and business offices and uses that have similar locations, site development, and use requirements. The I-3 zone is intended for locations within the county that can be served by transit, in order to ensure high quality industrial/employment development. The proposed development meets the purpose and requirements of each of the zones. Only the standards that are affected by the proposed amendment are listed; a comprehensive modified data table is included on the certified site plan.

*Project Data Table for the I-3 Zone*

<b>Development Standard</b>	<b>Previously Approved</b>	<b>Proposed for Approval</b>
<b>Building Height (feet)</b>	6 stories	5 stories
<b>Building Setbacks (feet)</b>		
An existing or planned limited access freeway	200 feet	250 feet
A major highway in the I-3 zone	100 feet	230 feet
An arterial road, local street, or private street within the I-3 or R&D zones.	25 feet	70 feet
An arterial road that separates the zone from a commercial or industrial zone.	25 feet	500 feet
A transitway	25 feet	25 feet
<b>Parking/ Loading Setbacks (feet)</b>		
An existing or planned limited access freeway	100 feet	100 feet
A major highway in the I-3 zone	100 feet	100 feet
An arterial road, local street, or private street within the I-3 or R&D zones.	35 feet	35 feet
An arterial road that separates the zone from a commercial or industrial	35 feet	350 feet



zone.		
A transitway	25 feet	25 feet
<b>Internal Parking Lot Green Space (% of lot)</b>	5%	8.08 %
<b>Impervious Area (%/ac)</b>	N/A	54.6% (4.53 ac.)
<b>Total No. of Parking Spaces</b>	3,408 spaces	3,220 spaces

## RECOMMENDATION AND CONDITIONS

The proposed modifications to the site plan do not alter the overall design character of the development in relation to the original approval, and the site remains compatible with existing and proposed development adjacent to the site. These modifications do not impact the efficiency, adequacy, or safety of the site with respect to vehicular and pedestrian circulation, open space, landscaping, or lighting.

Staff recommends approval of site plan 82001009C, Milestone Business Park, for the amendments delineated above and the requested waiver to the parking dimensions specified under Sec. 59-E-4.5, near perimeter green areas. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on January 25, 2011 are required except as modified by the following conditions.

### Conformance with Previous Approvals and Conditions

1. Preliminary Plan Conformance  
The proposed development must comply with the conditions of approval for the limited preliminary plan 11987271B as listed in the Planning Board Resolution unless amended. This includes but is not limited to all references to the APF requirements, density, rights-of-way, dedications, easements, transportation conditions, and DPWT conditions.
2. Site Plan Conformance  
The proposed development must comply with the conditions of approval for the previous site plan approvals as listed in the Planning Board Resolution(s) unless amended.
3. Stormwater Management  
The proposed development is subject to the Stormwater Management Concept approval conditions unless amended and approved by the Montgomery County Department of Permitting Services.
4. Transportation & Circulation  
The applicant must enter into a Traffic Mitigation Agreement (TMAg) with MCDOT and M-NCPPC to satisfy the I-3 10% trip reduction requirement at the time of certified site plan review.

5. Site Design

- a. Wheel stops must be installed within all parking spaces directly adjacent to pedestrian sidewalks.
- a. The north side of the proposed parking garage must be completely buffered with dense evergreen trees from major views toward the residential units.

6. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development.
- b. All onsite light fixtures must be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
- e. The maximum height of the light poles shall not exceed 23 feet including the mounting base. The light poles proposed on the top level of the parking garage must have a “pyramid effect” with the tallest light poles within the center of the parking facility. The light poles proposed along the perimeter of the parking facility shall not exceed 12 feet from the parking surface level to ensure no glare or excessive illumination abutting the residential properties.

**PUBLIC NOTICE**

A notice regarding the subject amendment was sent to all parties of record by the Applicant on January 14, 2011. The notice gave interested parties 15 days to review and comment on the amended site plan per Montgomery County Zoning Ordinance Section 59-D-3.7. Staff received no inquiries regarding the proposed amendment.

**STAFF RECOMMENDATION**

The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. Staff recommends approval of Site Plan Amendment 82001009C.

**APPENDICES**

- A. Letter of Explanation (dated December 15, 2010)
- B. Waiver Request Letter
- C. Submitted Plans

**APPENDIX A Letter of Explanation (dated December 15, 2010)**

December 15, 2010

***BY HAND DELIVERY***

Ms. Rose Krasnow  
Mr. Robert Kronenberg  
Development Review Division  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**Re: Consent Agenda Site Plan Amendment No. 82001009C  
Milestone Business Park (Germantown, Maryland)  
Letter of Explanation**

Dear Ms. Krasnow and Mr. Kronenberg:

We are submitting this Consent Agenda Site Plan Amendment ("Amendment") for consideration by the Montgomery County Planning Board on behalf of our client, Milestone Industrial L.C. (c/o TC MidAtlantic Development, Inc.) (the "Applicant"), the owner of the property located in the northeast quadrant of the intersection of Interstate 270 and Ridge Road in Germantown, Maryland (the "Property"). The Property previously received Site Plan approval (Plan No. 820010090 and 82001009A) to build five buildings, identified as Buildings 1-5, and two parking structures. Through this Amendment, the Applicant seeks to modify the building and parking plans associated with Building 5. This includes modest changes to the location and programming of the building and one of the parking structures, including related landscape and lighting changes. In addition, this Amendment seeks to re-allocate current densities and to change the overall phasing for the development.

**Property Information**

The Property is approximately 44.7 acres and is comprised of Parcels F, J, K, L, O and P. It has recently been re-zoned from the I-3 Zone to the TMX-2 Zone as part of the newly-approved Germantown Employment Area Sector Plan. The Property fronts on Interstate 270 to the south and is

bounded by Ridge Road on the east; Dorsey Mill Road on the west; and the right-of-way for the future Corridor Cities Transitway on the north. The topography slopes steadily upward from Interstate 270 toward the rear of the Property, where it transitions from an office complex to a residential development beyond the Transitway. The Property itself is bisected by Milestone Center Drive (Parcel F), which separates Parcel J (approximately 8.3 acres) on the north from Parcels K, L, O and P (totaling approximately 36.1 acres) on the southern portion of the campus.

Pursuant to Site Plan Amendment 82001009A<sup>1</sup>, the Property was approved to develop five buildings under the I-3 Zone. Building construction was designed to take place over three phases as follows:

PHASE	BUILDING	USE	LOCATION	SQUARE FOOTAGE
Phase I	Bldg. 1	Office (60,000)/Light Industrial (70,000)	Parcel K	130,000 sf
	Bldg. 2	Office (188,000)	Parcel O	188,000 sf
Phase II	Bldg. 4	Office (162,000)	Parcel P	162,000 sf
Phase III	Bldg. 3	Office (202,200)/Restaurant (12,500)/Retail (7,000)	Parcel L	226,700 sf
	Bldg. 5	Office (180,000)/Restaurant (12,500)/Retail (8,050)	Parcel J	200,550 sf
<b>TOTAL</b>				<b>907,250 sf</b>

<sup>1</sup>The most recent Site Plan Amendment, No. 82001009B, was an administrative amendment regarding minor changes to certain infrastructure features, bicycle accommodations, landscaping and lighting. Site Plan Amendment 82001009A represents the most recent and comprehensive substantive approval affecting the Property.

Phases I-II have been completed, resulting in the construction of Buildings 1, 2 and 4 for a total of 480,000 square feet of density. The remaining allowable density per prior Site Plan approvals is 427,250 square feet.

The overall parking approvals for the Property are 3,408 vehicle spaces, including 179 spaces for a future park and ride lot on the western portion of Parcel J, adjacent to the Transitway. The majority of the parking is provided on surface lots located along the front of the Property. Future structured parking is provided in two areas. One of the structures is located on Parcel J in the northernmost portion of the Property. It is a bulky two-level parking deck for approximately 724 spaces adjacent to Building 5. The other is a 5-level garage on the western edge of the Property, adjacent to Building 4. This could accommodate up to 570 spaces.

### **Proposed Project**

The purpose of the Amendment is to modify the prior Site Plan approvals affecting Building 5 in order to accommodate the leasing needs of a Fortune 50 Company, which will inhabit the building. Most of the proposed modifications are limited to Parcel J and no impacts will exceed the green space, parking coverage and impervious surface expectations set forth in the current Site Plan. In some cases, the Amendment may even improve these conditions. The modifications consist of the following:

- The size, location, and uses of the building as per the tenant's request
- The size and location of the parking structure associated with the building as per the tenant's request
- The configuration of the park and ride lot to accommodate the above building/parking changes
- Landscape and lighting modifications to coordinate with the above-referenced structural changes
- The overall phasing for the Property
- Shifting of excess approved density for Building 5 to future Building 3

Building 5 is designed as a podium-style, 5-story Class A office building fronting on Milestone Center Drive. It will be set back from the road to allow some surface parking in the front of the building. While the podium component of the building results in a slightly larger building envelope at its base, the tower portion of the building has a smaller footprint than the current approval provides. Moreover, the building height and density will decrease by one story and approximately 25,550 square feet, respectively.

The vast majority of the building will be comprised of offices, but portions of the first floor may be used for light industrial. Due to tenant security needs and use requirements, the restaurant and retail uses in the current Site Plan will be eliminated. The building finish will resemble a masonry veneer and will be compatible with the other buildings on the Property.

The massive one-story parking structure that was originally contemplated for Building 5 will be replaced by a multi-level (up to 4 levels) garage with a much smaller footprint – from 113,385 sf to 37,372 sf. The revision to the parking structure is primarily required to accommodate the re-location of Building 5 away from Milestone Center Drive, which diminished the width of the available parking structure. The garage design has gone from (i) a width of 230 feet to 125 feet; (ii) 724 spaces to 459 spaces; and (iii) 2 levels to up to 4 levels. To accommodate these parking changes while allowing some separation between the Building 5 parking and the future park and ride lot, the Amendment shifts 105 park and ride spaces immediately to the south on Parcel P. In the end, the parking changes diminish the number of approved parking spaces on the Property by 188 spaces (3,408 approved spaces minus 3,220 spaces in this Amendment); however, the Applicant preserves the right to incorporate lost spaces into one or both parking structures in a later Phase of the development.

As part of this Amendment, the 25,550 sf of excess density for Building 5 (200,550 sf of approved density minus 175,000 sf of proposed density) will move to future Building 3 on Parcel L. The development phasing will also change to introduce an additional Phase to the overall Property development. As such, Building 5 will be built in Phase III and Building 3 will be constructed in Phase IV.

The Amendment will be reviewed under the development standards for the I-3 Zone as per the Applicant's option under Section 59-C-14.26(c) of Montgomery County's Zoning Ordinance.

### **Adequate Public Facilities/Traffic Analysis**

Prior to the submittal of this Amendment, the Applicant filed Limited Preliminary Plan Amendment No. 11987271B for the sole purpose of obtaining adequate public facilities ("APF") capacity for Buildings 5 and 3, which expired on May 16, 2008. Specifically, the Preliminary Plan Amendment seeks Local Area Transportation Review ("LATR") and Policy Area Mobility Review ("PAMR") approvals for 428,000 square feet of previously approved density. The review of the Preliminary Plan Amendment is nearly completed and will go before the Planning Board at, or before, the time that this Amendment does.

### **Application Components**

As part of the Amendment application, the Applicant is submitting the following items, in addition to five copies of this Letter of Explanation:

1. Application Form and Checklist.
2. Fee schedule.
3. \$3,500 filing fee.
4. Original Certified Plans with Resolutions
5. Application notice prepared by the Applicant (draft copy).
6. Adjacent property owner list + HOA, Civics, School Cluster (one paper copy and two sets of labels).
7. 5 Sets of Amended Plans (properly signed, sealed and dated)
8. Applicant certificate of compliance.
9. CD with PDF of new amended information.



10. Signage information (dated pictures, affidavit, and location plan).

We look forward to working with Technical Staff on this Amendment. Thank you in advance for your continued cooperation regarding this matter.

Very truly yours,



Patrick L. O'Neil

cc: Campbell Smith  
James Landau  
Mathew Maio  
Raymond Goins  
William Landfair

**APPENDIX B Waiver Request Letter**

February 7, 2011

*Via EMAIL and Regular Mail*

Ms. Rose Krasnow  
Mr. Robert Kronenberg  
Ms. Molline Smith  
Maryland-National Capital Park & Planning Commission  
Development Review Division  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**Re: Request for Parking Waiver (Revised)  
Milestone Business Park (Germantown, Maryland)  
Site Plan Amendment No. 82001009C**

Dear Ms. Krasnow, Mr. Kronenberg and Ms. Smith:

Our firm represents the Applicant, Milestone Industrial L.C. (c/o TC MidAtlantic Development, Inc.), in regards to the pending Site Plan Amendment application No. 82001009C for its property located in the northeast quadrant of the intersection of Interstate 270 and Ridge Road in Germantown, Maryland (the "Property"). This revised letter requests a waiver of parking dimensions, pursuant to Section 59-E-4.5 of the Zoning Ordinance, for certain parking spaces on the Site Plan Amendment that abut green areas. The letter updates certain parking numbers in the previous waiver request dated February 4, 2011. If granted, the waiver will enable the Applicant to maximize green space on the Property and better achieve the necessary Environmental Site Design for stormwater management by minimizing impervious surfaces that would otherwise be required.

**Property Description**

The Property is approximately 44.7 acres and has been developed with three buildings totaling approximately 480,000 square feet of density. In accordance with previous site plan approvals (Nos. 820010090; A-B), the Property has approximately 1,918 surface parking spaces associated with the existing buildings. Essentially all of the parking spaces that abut green areas or sidewalks are 8 ½ x 16 feet (vs. standard spaces that are 8 ½ x 18 feet) under the expectation that parked vehicles will overhang the adjoining green area or sidewalk by two feet. To ensure that the reduced-length spaces next to sidewalks do not interfere with the pedestrian's sidewalk experience, the adjoining sidewalks are seven feet wide as opposed to

ATTORNEYS

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Ms. Molline Smith  
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standard 5-foot sidewalks. Currently, there are approximately 712 reduced-length parking spaces on the Property that have been built in accordance with previously approved site plans.

### **Project Description**

The Site Plan Amendment primarily seeks to modify the building and parking plans associated with previously approved Building 5 on Parcel J of the Property (the "Project"). As part of the Project, the Applicant would like to continue the practice of reduced-length parking spaces where they abut green areas. As such, there are currently approximately 186 reduced-length parking spaces adjacent to green areas on the pending Site Plan Amendment. There are also approximately 52 reduced-length parking spaces that abut sidewalks on the current Amendment, but these will be replaced with standard sized spaces at certified site plan, pursuant to an anticipated condition of approval. For context, the total number of proposed new spaces in the current Site Plan Amendment is 1,302. All current and proposed parking on the Property is comprised of perpendicular shaped spaces.

Under Section 59-E-2.22(b) of the Zoning Ordinance, the parking dimension standard for perpendicular spaces is 8 ½ feet by 18 feet. As we have discussed with you, the Applicant believes that there was a prior agreement between the Applicant's engineer and Park and Planning staff allowing for the reduced-length spaces in previous plans, which resulted in more green space and pedestrian sidewalk space on the Property. However, we can find no record of the agreement in our files or Park and Planning's files – notwithstanding several approved site plans containing the reduced-length spaces. To formally address the issue as it relates to parking spaces abutting green areas on the Site Plan Amendment, the Applicant submits this parking waiver request.

### **Waiver Request**

Pursuant to Section 59-E-4.5 of the Zoning Ordinance, we request a 2-foot waiver of the length requirements in Section 59-E-2.22(b) of the Zoning Ordinance for those perpendicular parking spaces in the pending Site Plan Amendment that abut green areas. The basis for the request is to reduce impervious area to the maximum extent practicable as required by the Environmental Site Design component of the current stormwater management regulations. An additional benefit is that the Applicant can provide more green space on the Property than would otherwise be required if standard sized parking spaces were constructed. Vehicles that park in the reduced-length spaces will offset the 2-foot length reduction by hanging over the green space by two feet – thereby avoiding any vehicle encroachment into the drive lane. The Applicant is not aware of any negative consequences of the current reduced-length spaces that

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have been implemented pursuant to previous site plan approvals and, as such, the benefits of the waiver far surpass any concerns about it.

For the reasons articulated in this letter, the Applicant respectfully requests that the Planning Board grant the waiver pursuant to Section 59-E-4.5 of the Zoning Ordinance to reduce the parking length requirements for perpendicular parking spaces that abut green areas.

Thank you in advance for your consideration of the pending Site Plan Amendment and this parking waiver request. Please contact us if you need any additional information.

Sincerely,



Patrick L. O'Neil

cc: Campbell Smith  
Raymond Goins  
Matthew Maio  
William Landfair  
Richard R. Brush  
Sarah Navid  
Susan Scala-Demby

**APPENDIX C Submitted Plans**



WKA REVISIONS

DATE: DEC 15, 2010  
 DES. WRL DWG: TS  
 SCALE: 1" = 30'  
 PROJECT/FILE NO. M03005  
 SHEET NO. 1A OF 12

SITE PLAN AGREEMENT & DEVELOPMENT PROGRAM

*[Faded and mostly illegible text for Site Plan Agreement & Development Program]*

SITE PLAN AMENDMENT A PLANNING BOARD RESOLUTION

*[Faded and mostly illegible text for Site Plan Amendment A Planning Board Resolution]*

SITE PLAN AMENDMENT B APPROVAL LETTER

*[Faded and mostly illegible text for Site Plan Amendment B Approval Letter]*

SITE PLAN AMENDMENT C APPROVAL LETTER

*[Faded and mostly illegible text for Site Plan Amendment C Approval Letter]*

**SITE PLAN AMENDMENT—BOOKING**  
 THE USE OF THESE RESOURCES FOR THIS AMENDMENT IS TO REFLECT THE FOLLOWING:  
 1) MOSTLY BULKING PLANNING AND USES FOR COMMERCIAL AND RESIDENTIAL USES  
 CHANGES TO ZONING AND THE LOT DIMENSIONS, ZONING AND DEVELOPMENT DENSITY ALLOCATION AND DEVELOPMENT

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that the information shown herein is true, correct and complete, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland.  
**WKA**  
 W. K. ANDELS  
 CIVIL ENGINEER  
 No. 114716  
 MARYLAND BOARD OF PROFESSIONAL ENGINEERS

**DEVELOPER'S CERTIFICATE**  
 The undersigned certifies that the information shown herein is true, correct and complete, and that I am the owner of the property.  
 No. 000000000  
 City of Baltimore, Maryland  
 Developer's Name: Milestone Industrial, LLC at 7550 Middlebrook, Inc.  
 General Partner: Milestone Industrial, LLC at 7550 Middlebrook, Inc.  
 Address: 7550 Middlebrook, Inc. at 7550 Middlebrook, Inc.  
 Phone: 410.588.1800

**MARYLAND APPROVALS OFFICIAL**  
 I hereby certify that the information shown herein is true, correct and complete, and that I am the owner of the property.  
 City of Baltimore, Maryland  
 Department of Planning  
 Planning Department  
 7550 Middlebrook, Inc. at 7550 Middlebrook, Inc.



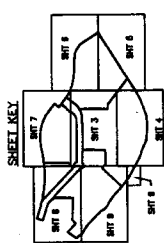


**MILESTONE BUSINESS PARK BLOCK K PARCELS F, J-L O-P**  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

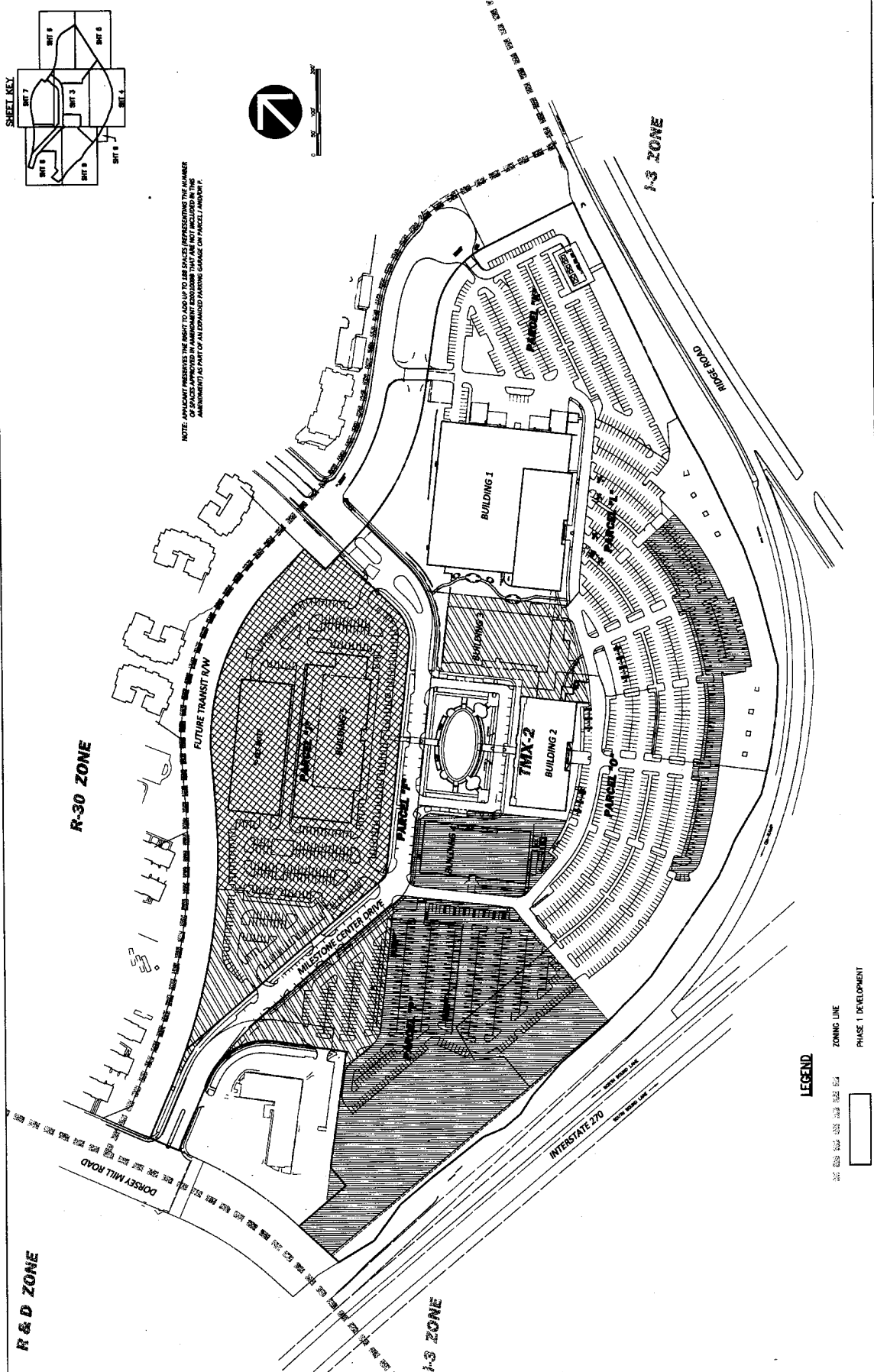
**SITE AND ADJACENT AREA AND PHASING PLAN**

**WKA REVISIONS**


**DATE:** 02.18.2010  
**SCALE:** 1" = 30'  
**PROJECT/FILE NO.:** MDC258  
**SHEET:** 2 OF 12



NOTES:  
 1. OWNER'S PROPERTY IS SHOWN IN DASHED LINES.  
 2. SHADING INDICATES THE PHASING OF THE DEVELOPMENT.  
 3. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
 4. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MARYLAND PUBLIC UTILITIES CODE AND ANY OTHER APPLICABLE REGULATIONS.  
 5. THE PHASING OF THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE MARYLAND DEPARTMENT OF ENVIRONMENTAL & NATURAL RESOURCES (DENR) AND THE MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT).  
 6. THE PHASING OF THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE MARYLAND DEPARTMENT OF ENVIRONMENTAL & NATURAL RESOURCES (DENR) AND THE MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT).  
 7. THE PHASING OF THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE MARYLAND DEPARTMENT OF ENVIRONMENTAL & NATURAL RESOURCES (DENR) AND THE MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT).  
 8. THE PHASING OF THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE MARYLAND DEPARTMENT OF ENVIRONMENTAL & NATURAL RESOURCES (DENR) AND THE MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT).  
 9. THE PHASING OF THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE MARYLAND DEPARTMENT OF ENVIRONMENTAL & NATURAL RESOURCES (DENR) AND THE MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT).  
 10. THE PHASING OF THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE MARYLAND DEPARTMENT OF ENVIRONMENTAL & NATURAL RESOURCES (DENR) AND THE MARYLAND DEPARTMENT OF TRANSPORTATION (MDOT).



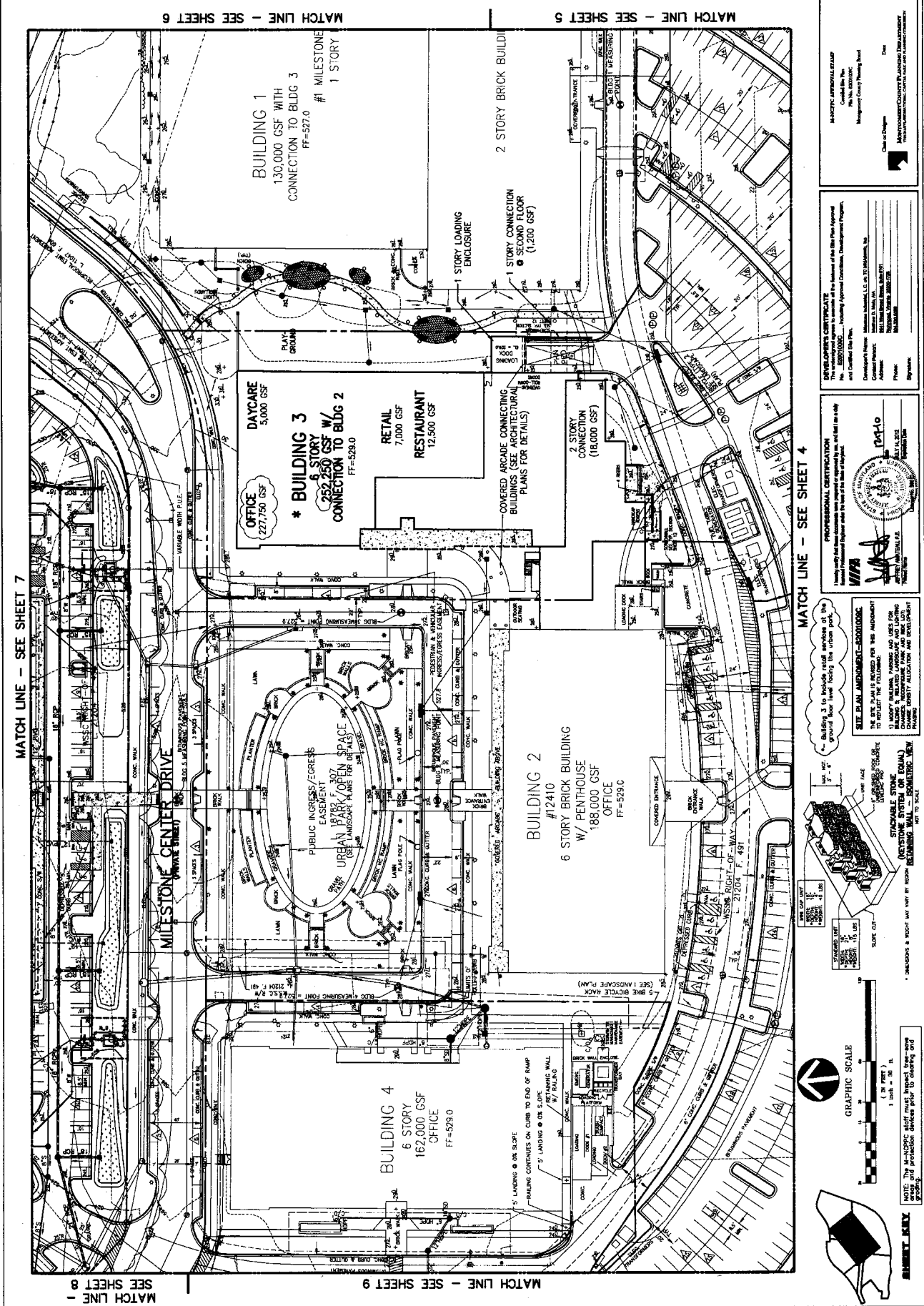
**INTEGRITY APPROVAL STAMP**  
 The undersigned certifies that the information contained in this document is true and correct to the best of his knowledge, belief and opinion.  
 Date: 02/18/2010  
 Signature: [Signature]  
 Title: Professional Engineer

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that I am a duly licensed Professional Engineer in the State of Maryland.  
 License No.: 2070000000000000  
 State of Maryland  
 Date: 02/18/2010  
 Signature: [Signature]  
 Title: Professional Engineer

**VIA ENGINEERING**  
 8160 Greenbush Drive, Suite 200  
 Mountain View, Montana 59212  
 Tel: (406) 339-4100  
 Fax: (406) 339-4101  
 Web: www.via-engineering.com

**SITE PLAN REQUIREMENTS - RESOLUTION**  
 ALL DEVELOPMENT SHALL BE CONFORMANT WITH THE MARYLAND PUBLIC UTILITIES CODE AND ANY OTHER APPLICABLE REGULATIONS.

DATE: DEC. 15, 2010	DESIGNER: DWA	TSS
SCALE: 1" = 30'	PROJECT/FILE NO.	SHEET NO. 3 OF 12



MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 9

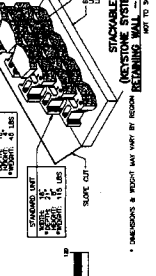
MATCH LINE - SEE SHEET 5

**DEVELOPER'S CERTIFICATE**  
 This certificate is given to certify that the information contained herein is true and correct to the best of the developer's knowledge and belief.  
 Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that these documents were prepared or supervised by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland.  
 Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

**WVA**  
 ENGINEERING PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & DESIGNERS  
 8100 REDBOND DRIVE, SUITE 300 B, BELLEVILLE, MISSOURI 63103  
 PHONE: (314) 331-1100 FAX: (314) 331-2787

**NOTE:** THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.



**REVISIONS**

NO.	DATE	DESCRIPTION

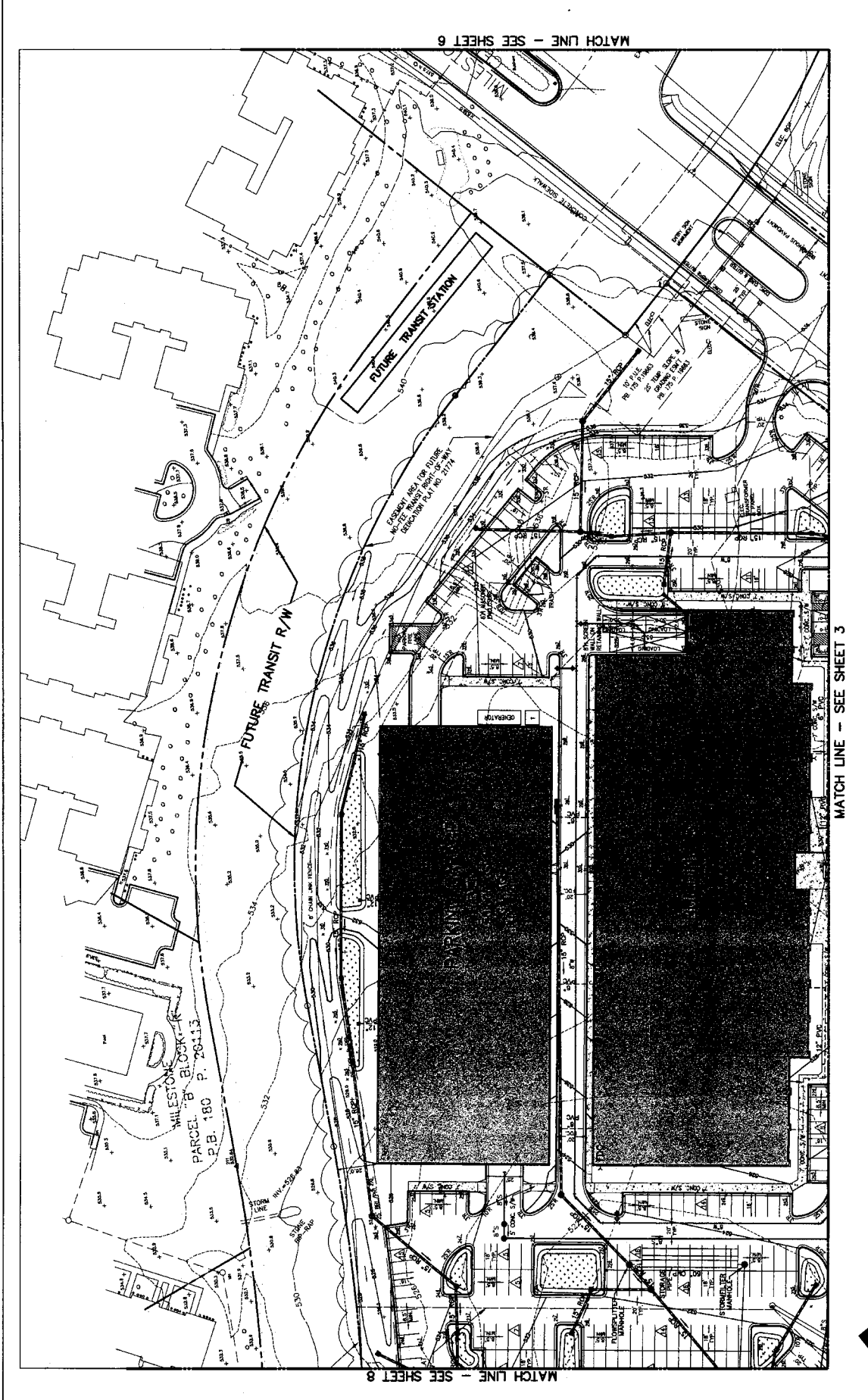
**VIVA**  
 ENGINEERS PLANNERS & LANDSCAPE ARCHITECTS SURVEYORS & GIS SERVICES  
 1100 GREENSBORO DRIVE, SUITE 200 & LOCAL HIGHWAY 22102  
 CLARKSBURG, WEST VIRGINIA 26031  
 PHONE: (304) 761-1111 FAX: (304) 761-1112  
 WWW.VIVAINC.COM

**MILESTONE BUSINESS PARK**  
 PARCELS F-1, L-O-P-BLOCK K  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**SITE, GRADING AND UTILITY PLAN**

VIVA REVISIONS

DATE: DEC. 15, 2010  
 SCALE: 1" = 30'  
 PROJECT/FILE NO.: M30305  
 SHEET NO.: 7 OF 12



**IN-NOVATIVE APPROVAL SEAL**  
 I-NOVATIVE APPROVAL SEALS  
 1100 GREENSBORO DRIVE, SUITE 200 & LOCAL HIGHWAY 22102  
 CLARKSBURG, WEST VIRGINIA 26031  
 PHONE: (304) 761-1111 FAX: (304) 761-1112  
 WWW.VIVAINC.COM

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that the above work was prepared, executed, and sealed by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.  
 License No. 28510

**SITE PLAN AMENDMENT - BUILDINGS**  
 THE SITE PLAN IS REVISED PER THE AMENDMENT TO REFLECT THE FOLLOWING:  
 1) MODIFY BUILDING FOOTPRINTS AND USES FOR THE BUILDINGS SHOWN.  
 2) MODIFY UTILITY LINES AND LOCATIONS FOR THE BUILDINGS SHOWN.  
 3) MODIFY SITE PLAN TO REFLECT THE ABOVE CHANGES.  
 4) VERIFY THE ACCURACY OF THE SITE PLAN TO REFLECT THE ABOVE CHANGES.  
 5) VERIFY THE ACCURACY OF THE SITE PLAN TO REFLECT THE ABOVE CHANGES.

**GRAPHIC SCALE**  
 1" = 30'

**NOTE:** The M-NOVATIVE staff must inspect, trace, and grade and protection devices prior to clearing and grading.

**KEY**



ENGINEERS, ARCHITECTS & LANDSCAPE ARCHITECTS IN ASSOCIATION WITH THE SERVICES

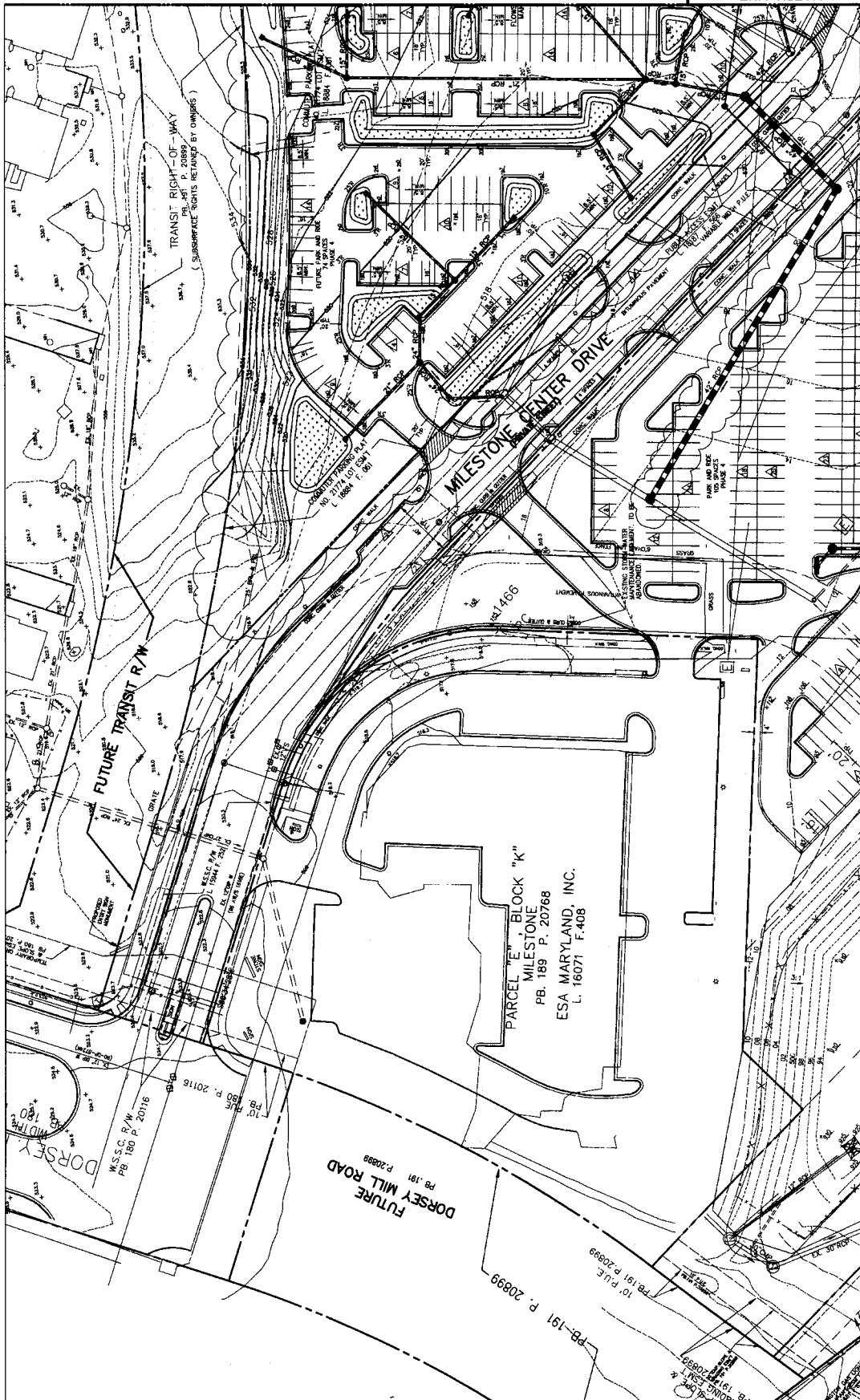
2700 DEWATERING ROAD, SUITE 200, WASHINGTON, MARYLAND 20722  
TEL: (301) 463-7000 FAX: (301) 463-7100  
WWW.VIKACONSULTANTS.COM

MILESTONE BUSINESS PARK  
PARCELS F, J, L, O-P  
BLOCK K  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SITE, GRADING AND UTILITY PLAN

VIKA REVISIONS

DATE: DEC. 15, 2010  
DESIGNER: JMW/ISS  
SCALE: 1" = 30'  
PROJECT/FILE NO.: M023595  
SHEET NO.: 8 OF 12



MATCH LINE - SEE SHEET 7

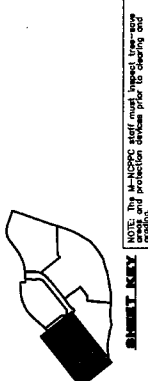
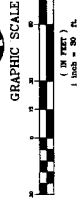
MATCH LINE - SEE SHEET 3

PARCEL "E", BLOCK "K"  
MILESTONE  
PB. 189 P. 20768  
ESA MARYLAND, INC.  
L. 16071 F. 408

FUTURE TRANSIT R/W

FUTURE MILL ROAD

PB-191 P. 20899



NOTE: This H-NPCDC sheet must be used in conjunction with the H-NPCDC site plan and grading plan. No other sheet may be used for grading and utility plan.

VIKA  
13-1749  
Professional Engineer  
License No. 28910

PROFESSIONAL CERTIFICATION  
I hereby certify that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 28910, and I am duly Licensed Professional Engineer under the laws of the State of Virginia, License No. 13-1749.

DEVELOPER CERTIFICATE  
The undersigned hereby certifies that the information contained in this plan is true and correct to the best of his knowledge and belief, and that he is the owner or authorized agent of the owner of the property described herein.

MANOTIC APPROVAL SEAL  
Checked by: [Signature]  
Date: [Date]  
Professional Engineer  
License No. 28910



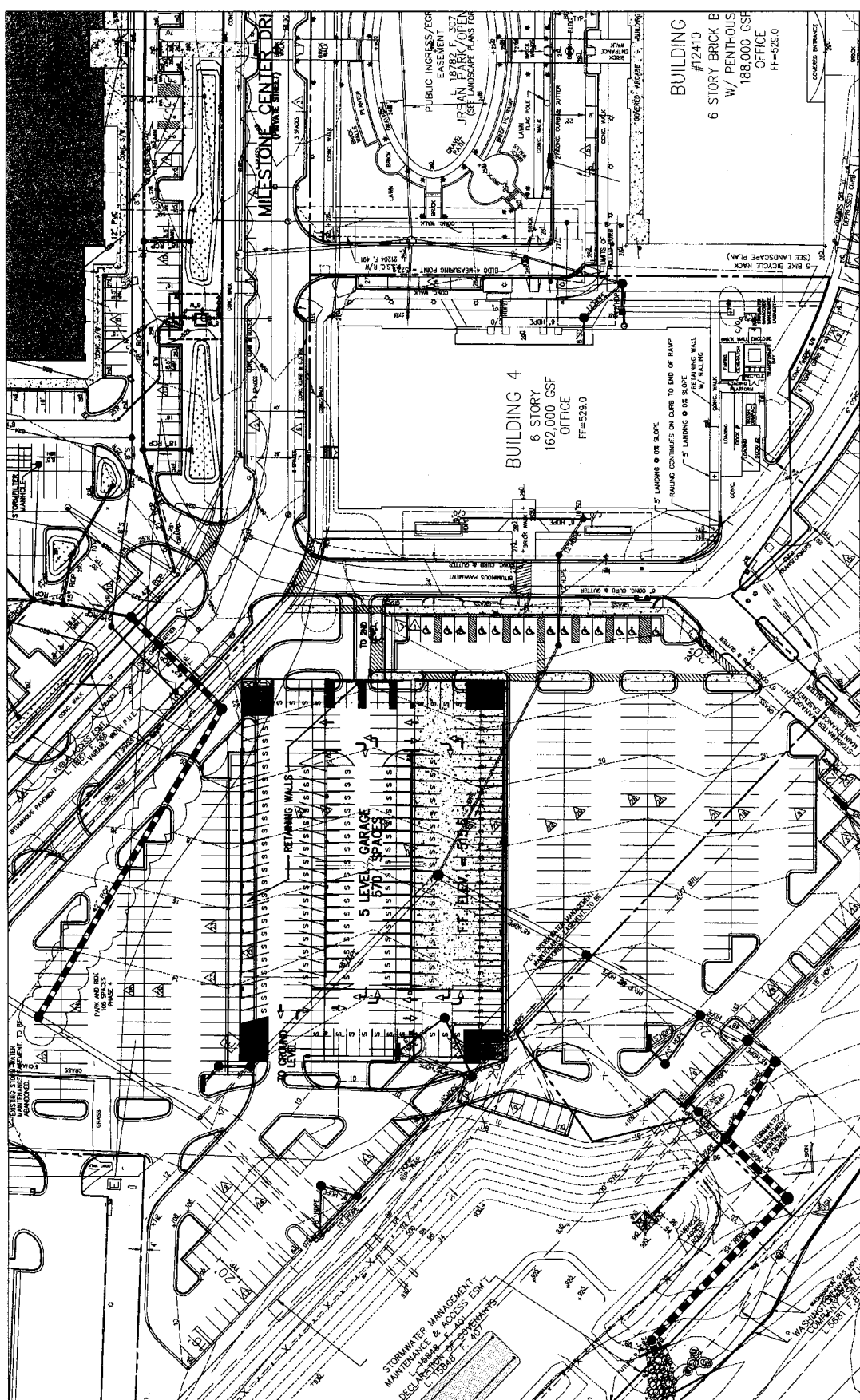
ENGINEERS PLANNERS & LANDSCAPE ARCHITECTS & SURVEYORS & SERVICES  
 5100 CRENSHAW DRIVE, SUITE 200 W BETHESDA, MARYLAND 20814  
 TEL: (301) 987-2700 FAX: (301) 987-2707  
 WWW.MVAENGINEERS.COM

MILESTONE  
 BUSINESS PARK  
 PARCELS F, J-L 0-P BLOCK K  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**FUTURE PARKING DECK PLAN**  
 BUILDING #4

MVA REVISIONS

DATE:	08/13/2010
DESIGNER:	DM/SS
CHECKER:	DM/SS
SCALE:	1" = 30'
PROJECT/FILE NO.:	MA0555
SHEET NO.:	11 OF 12

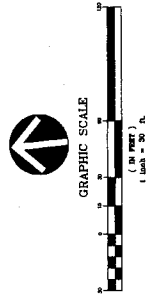


**M-NOFIC APPROVAL STAMP**  
 Certified by the  
 Montgomery County Planning Board  
 Date: \_\_\_\_\_  
 Clear or Page: \_\_\_\_\_  
 MONTGOMERY COUNTY PLANNING BOARD  
 10000 WOODBURN DRIVE, SUITE 200  
 WASHINGTON, DC 20990

**PROFESSIONAL CERTIFICATE**  
 The undersigned certifies that the information contained herein is true and correct to the best of his/her knowledge and belief.  
 No. 0000000000 - Issuing Approval Conditions, Development Program, and Control Date: \_\_\_\_\_  
 Developer's Name: \_\_\_\_\_  
 Consultant's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that the documents were prepared or caused to be prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland.  
 MVA  
 MARYLAND PROFESSIONAL ENGINEERING BOARD  
 1000 WASHINGTON AVENUE, SUITE 200  
 WASHINGTON, DC 20001  
 TEL: (202) 742-1234  
 FAX: (202) 742-1234

**SITE PLAN AMENDMENT - 2010/08/13**  
 THIS SITE PLAN IS REVISED FOR THE AMENDMENT TO REFLECT THE FOLLOWING:  
 1) ADDED BUILDING, PARKING AND LINES FOR THE PROPOSED PARKING DECK AND RETAINING WALLS.  
 2) ADDED RETAINING WALLS AND ELEVATION.  
 3) ADDED RETAINING WALLS AND ELEVATION.  
 4) ADDED RETAINING WALLS AND ELEVATION.  
 5) ADDED RETAINING WALLS AND ELEVATION.  
 6) ADDED RETAINING WALLS AND ELEVATION.  
 7) ADDED RETAINING WALLS AND ELEVATION.  
 8) ADDED RETAINING WALLS AND ELEVATION.  
 9) ADDED RETAINING WALLS AND ELEVATION.  
 10) ADDED RETAINING WALLS AND ELEVATION.



NOTE: Building 3 to include retail services at the ground floor and facing the urban park.  
 NOTE: The M-NOFIC shall not inspect trees, signs, and protection devices prior to clearing and grading.

STORMWATER MANAGEMENT  
 MAINTENANCE & ACCESS EMV L  
 DECLARATION OF EVIDENCE  
 L-1730-05 P-407

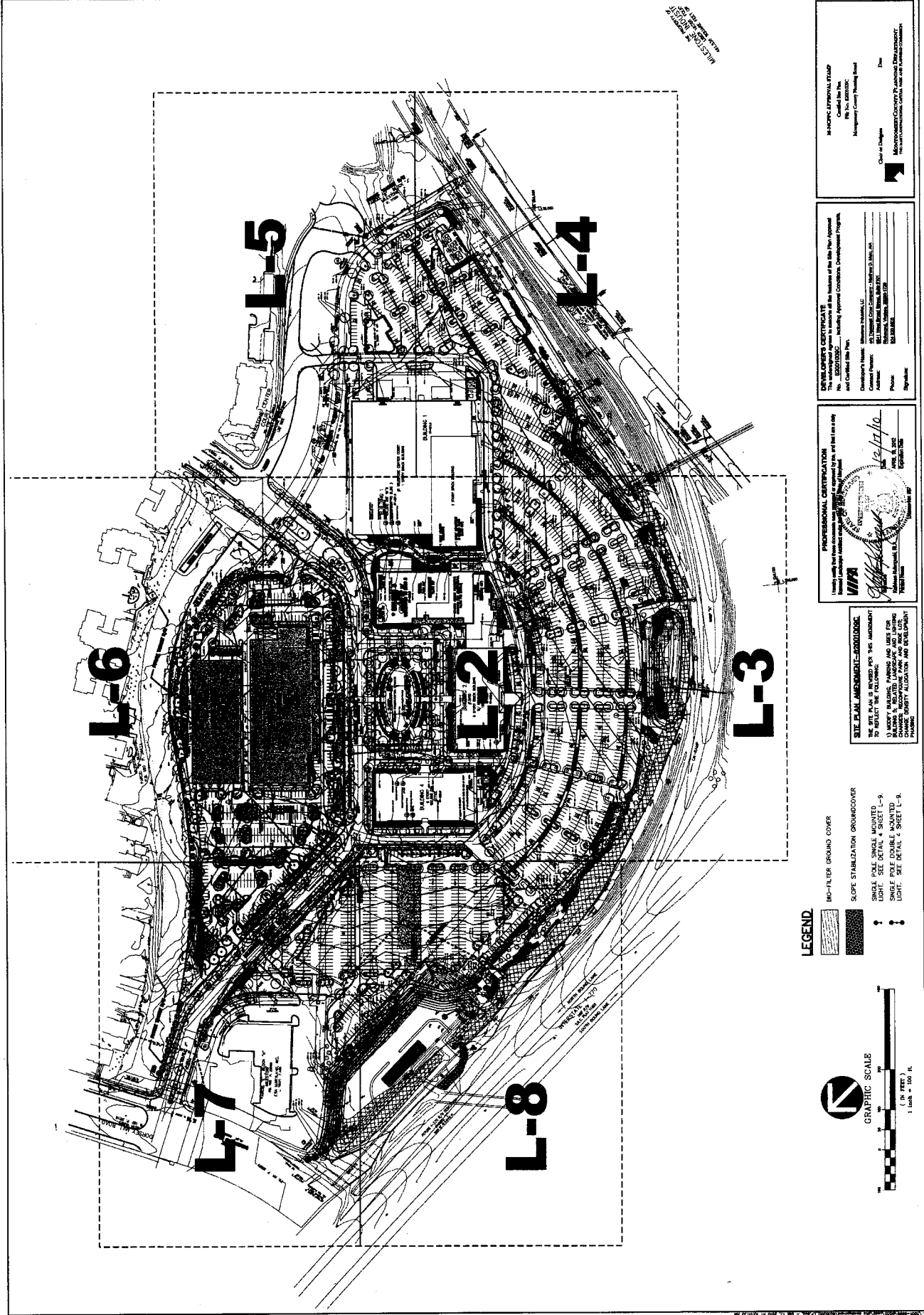
WASHINGTON COUNTY PLANNING BOARD  
 10000 WOODBURN DRIVE, SUITE 200  
 WASHINGTON, DC 20990

**VFA**  
 VFA ARCHITECTS  
 1100 GARDENING DRIVE, SUITE 200 & BELTWAY AVENUE 2702  
 WASHINGTON, DC 20002-4202  
 PHONE: (703) 424-7800 & FAX: (703) 424-7887  
 E-MAIL: VFA@VFA.COM

**MILESTONE  
 BUSINESS PARK  
 BLOCK K  
 PARCELS F, J-L, O-P  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND**

**LANDSCAPE AND LIGHTING  
 PLAN OVERVIEW**

DATE: 08/14/2010	DRAWN: LJA
DESIGNER: JLA	CHECKED: LJA
SCALE: 1"=100'	PROJECT FILE NO.: M03050
SHEET NO.: 1-1	



**MAINTENANCE APPROVAL STAMP**  
 Checked by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 City or Chapter: \_\_\_\_\_  
 Montgomery County Planning Board  
 Montgomery County, Maryland

**DEVELOPER'S CERTIFICATE**  
 No. 0001000000 - Issued by the Board of the Site Plan Approval and Certified Site Plan  
 Developer's Name: Milestone Business, LLC  
 Contact Person: \_\_\_\_\_  
 Address: 221 South Rock Creek, Suite 300, W. Annapolis, MD 21401  
 Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that the information shown on this plan is true and correct to the best of my knowledge and belief.  
 Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: 08/14/2010  
 State: Maryland

**SITE PLAN AMENDMENT - BUILDING**  
 THE SITE PLAN IS REVISED FOR THIS AMENDMENT TO REFLECT THE FOLLOWING:  
 1. ADDITION OF BUILDING FOOTPRINTS  
 2. ADDITION OF RELATED LANDSCAPE AND LIGHTING  
 3. CORRECTED PROPERTY ADDRESS AND AGENCY PROJECT NUMBER

- LEGEND**
- 1/4" FILTER GROUND COVER
  - SCOPE STABILIZATION GROUND COVER
  - SINGLE POLE SINGLE MOUNTED LIGHT. SEE DETAIL 4 SHEET L-9.
  - SINGLE POLE DOUBLE MOUNTED LIGHT. SEE DETAIL 6 SHEET L-9.



**AWA REVISIONS**

NO.	DATE	DESCRIPTION



PROJECT: MILESTONE BUSINESS PARK  
PARCELS F, J, L, O - P BLOCK K  
MONTGOMERY COUNTY, MARYLAND  
DATE: 08/19/10  
SCALE: 1" = 10'-0"PROJECT FILE NO.: 10-00-0000-0000  
SHEET NO.: L-2

LANDSCAPE AND LIGHTING PLAN  
VIRIA REVISIONS

DATE: 08/19/10  
SCALE: 1" = 10'-0"  
PROJECT FILE NO.: 10-00-0000-0000  
SHEET NO.: L-2

MILESTONE BUSINESS PARK  
PARCELS F, J, L, O - P BLOCK K  
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE AND LIGHTING PLAN

VIRIA REVISIONS

DATE: 08/19/10  
SCALE: 1" = 10'-0"  
PROJECT FILE NO.: 10-00-0000-0000  
SHEET NO.: L-2

MILESTONE BUSINESS PARK  
PARCELS F, J, L, O - P BLOCK K  
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE AND LIGHTING PLAN

VIRIA REVISIONS

DATE: 08/19/10  
SCALE: 1" = 10'-0"  
PROJECT FILE NO.: 10-00-0000-0000  
SHEET NO.: L-2

MILESTONE BUSINESS PARK  
PARCELS F, J, L, O - P BLOCK K  
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE AND LIGHTING PLAN

VIRIA REVISIONS

DATE: 08/19/10  
SCALE: 1" = 10'-0"  
PROJECT FILE NO.: 10-00-0000-0000  
SHEET NO.: L-2

MILESTONE BUSINESS PARK  
PARCELS F, J, L, O - P BLOCK K  
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE AND LIGHTING PLAN

VIRIA REVISIONS

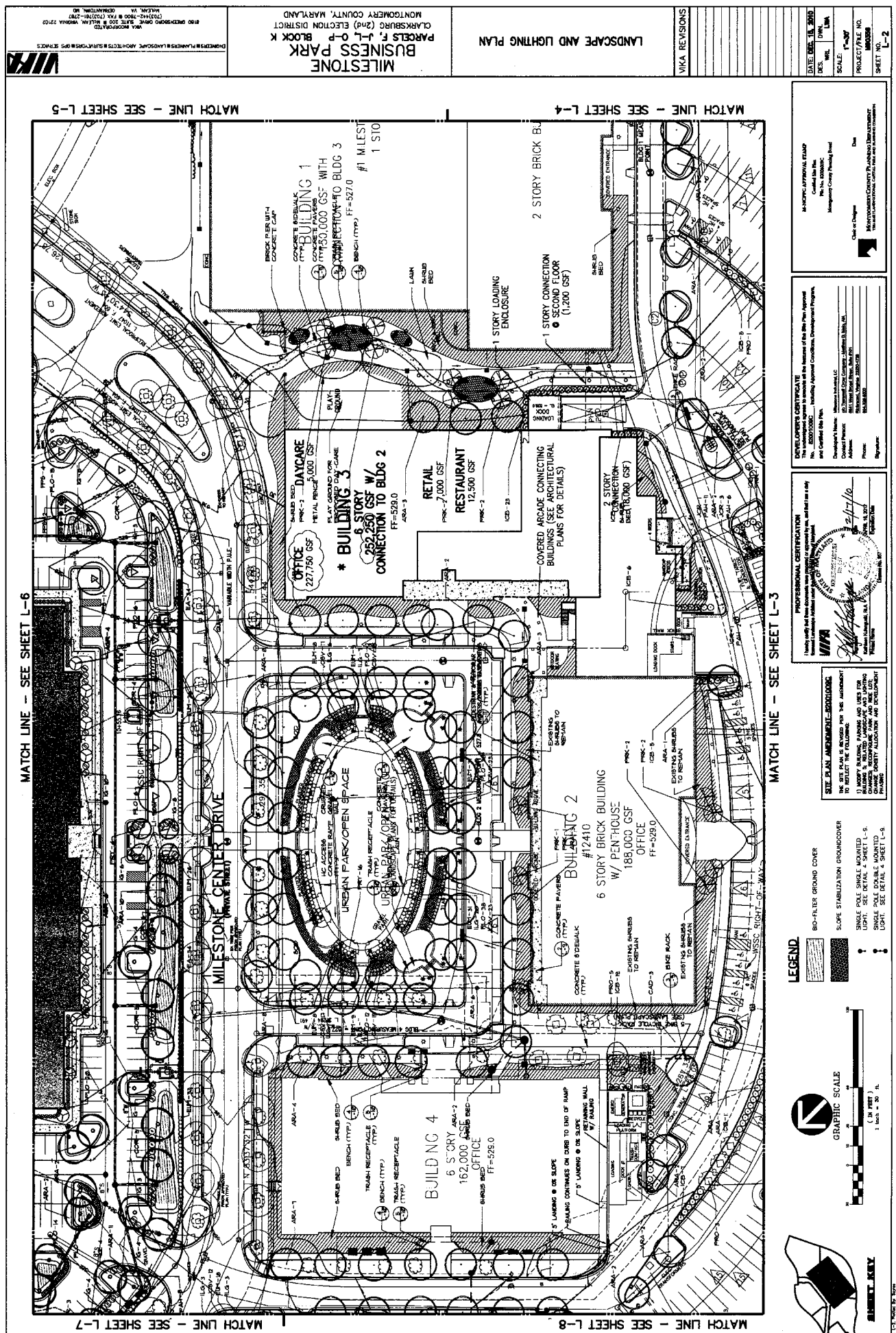
DATE: 08/19/10  
SCALE: 1" = 10'-0"  
PROJECT FILE NO.: 10-00-0000-0000  
SHEET NO.: L-2

MILESTONE BUSINESS PARK  
PARCELS F, J, L, O - P BLOCK K  
MONTGOMERY COUNTY, MARYLAND

LANDSCAPE AND LIGHTING PLAN

VIRIA REVISIONS

DATE: 08/19/10  
SCALE: 1" = 10'-0"  
PROJECT FILE NO.: 10-00-0000-0000  
SHEET NO.: L-2



MATCH LINE - SEE SHEET L-6

MATCH LINE - SEE SHEET L-7

MATCH LINE - SEE SHEET L-3

MATCH LINE - SEE SHEET L-8

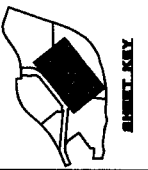


### LEGEND

- BIO-FILER GROUND COVER
- SLOPE STABILIZATION GROUNDCOVER
- SINGLE POLE SINGLE ARMORED LIGHT POLE
- SINGLE POLE DOUBLE ARMORED LIGHT
- SEE DETAIL L-5



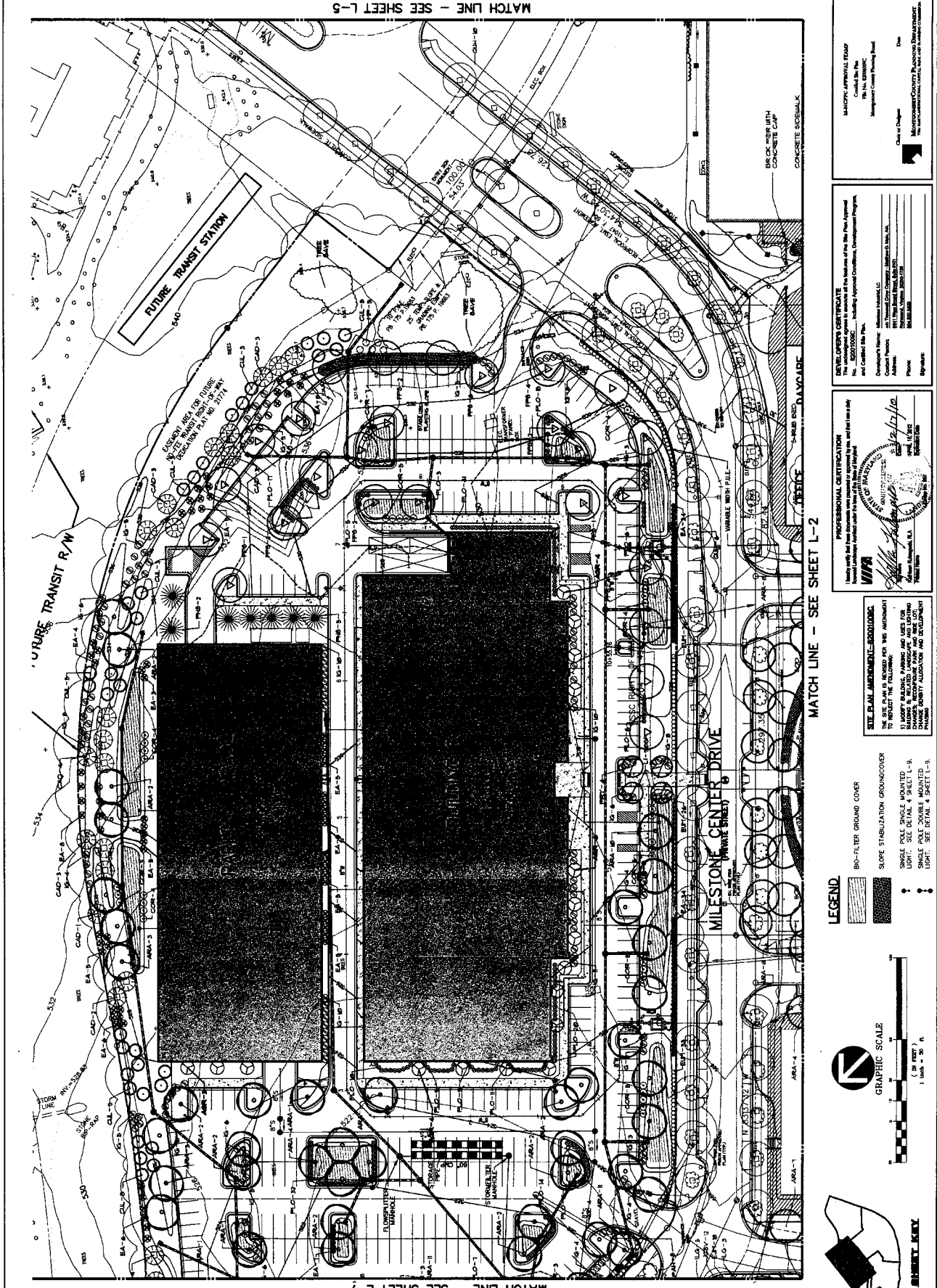
GRAPHIC SCALE  
1 inch = 50 feet



**PROFESSIONAL CERTIFICATION**  
I hereby certify that these documents were prepared or supervised by me, and that I am duly licensed as a Professional Engineer in the State of Maryland.  
**VIRIA ENGINEERS, INC.**  
Professional Engineer  
No. 10-00-0000-0000-0000

**DEVELOPER'S CERTIFICATE**  
The undersigned agrees to maintain the location of the site lines, easements, and other features as shown on this plan, and to indemnify and hold the Engineer and Consultant harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, arising from or caused by the use of the site as shown on this plan.

**DATE:** 08/19/10  
**SCALE:** 1" = 10'-0"  
**PROJECT FILE NO.:** 10-00-0000-0000  
**SHEET NO.:** L-2



**MAINTENANCE APPROVAL**  
 Checked by the  
 Maintenance Crew Meeting Book  
 Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

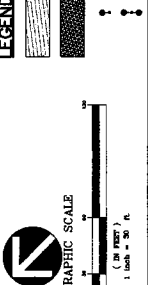
**DEVELOPER'S CERTIFICATE**  
 The undersigned agrees to accept all the conditions of the Plan Approved  
 No. 123456789... including Approval Conditions, Development Program  
 and General Map No. \_\_\_\_\_  
 Developer's Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly  
 licensed landscape architect under the laws of the State of Maryland.  
**VIVA**  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**NOTE: PLAN AMENDMENT - ADDITIONAL**  
 THE SITE PLAN IS REVISED FOR THIS AMENDMENT  
 TO REFLECT THE FOLLOWING:  
 1) ADDED PLANTING, FURNITURE AND LIGHTS FOR  
 CHANGES, RECONSTRUCTION AND NEW LOT  
 PLANNING. SEE SHEET L-2 FOR ADDITIONAL  
 PLANNING.

**LEGEND**

- BIO-FILTER GROUND COVER
- SLOPE STABILIZATION GROUND COVER
- SINGLE POLE SINGLE MOUNTED LIGHT
- DOUBLE POLE DOUBLE MOUNTED LIGHT



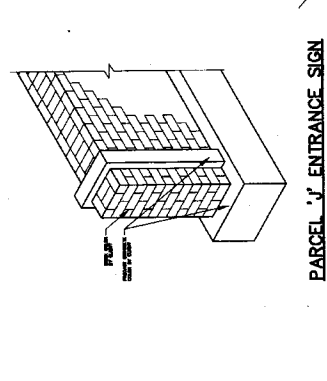
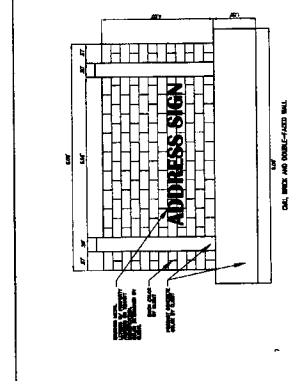
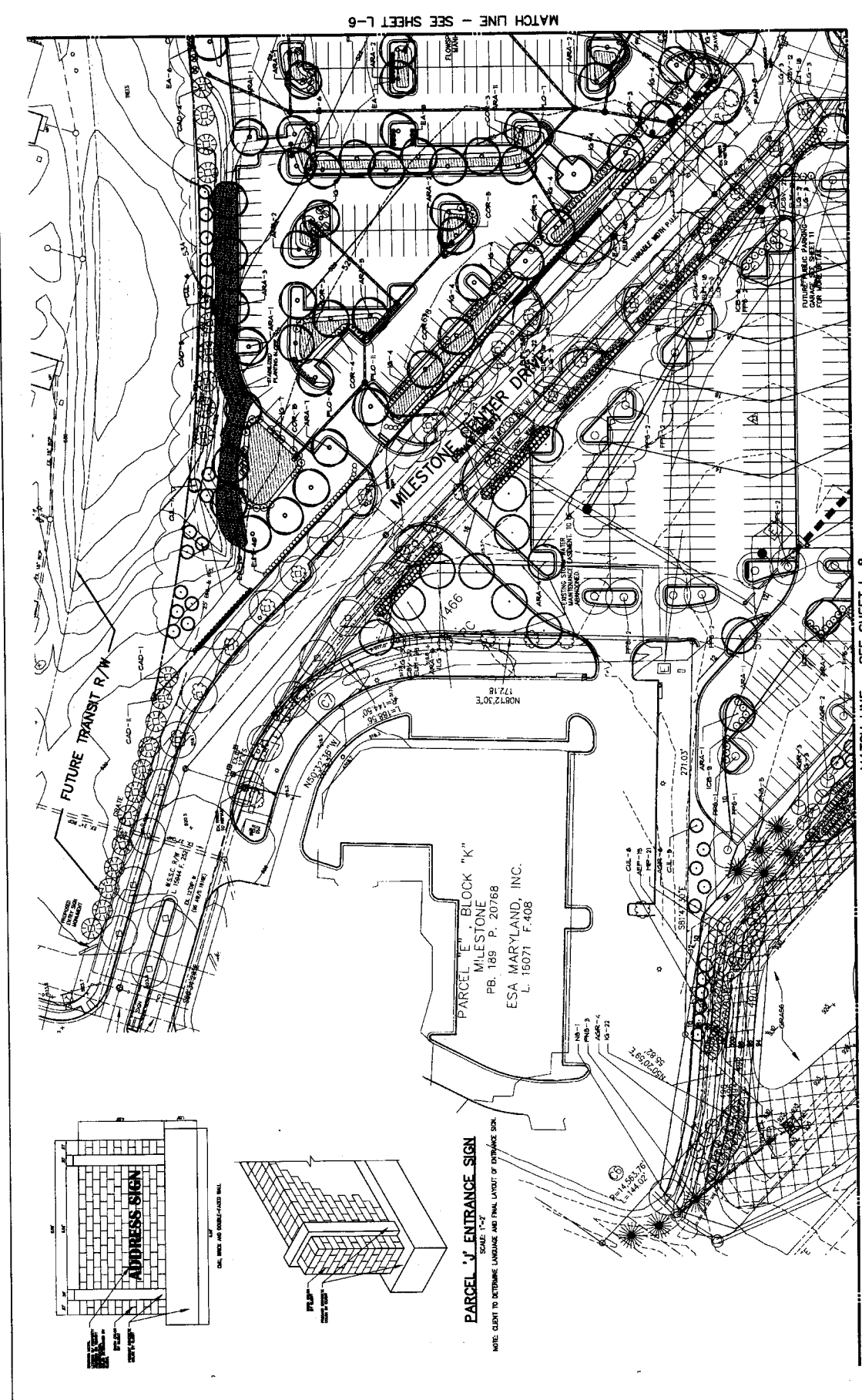


PROJECT: BUSINESS PARK  
 ARCHITECT: [FIRM NAME]  
 DATE: [DATE]

MILESTONE  
 BUSINESS PARK  
 BLOCK K  
 PARCELS F, J-L O-P  
 CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

LANDSCAPE AND LIGHTING PLAN

DATE: [DATE]	SCALE: 1"=40'
PROJECT/FILE NO. [NO.]	SHEET NO. [NO.]
DATE: [DATE]	SCALE: 1"=40'
PROJECT/FILE NO. [NO.]	SHEET NO. [NO.]



**LEGEND**

- BO-FILTER GROUND COVER
- SLOPE STABILIZATION GROUND COVER
- SINGLE POLE SINGLE MOUNTED LIGHT

**GRAPHIC SCALE**  
 1" = 40' (1" = 100')

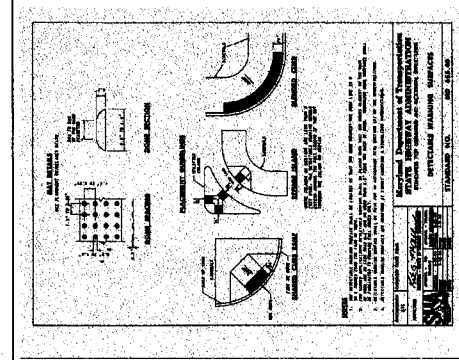
**SHEET KEY**

**PROFESSIONAL CERTIFICATION**  
 I, [NAME], a duly Licensed Professional Engineer in the State of Maryland, certify that I am the author of the design shown on this plan and that I am a duly Licensed Professional Engineer in the State of Maryland.

**PERMISSION TO REPRODUCE**  
 This drawing is to be used only for the project for which it was prepared. No other use, reproduction, or distribution is permitted without the written consent of the Designer.

**DESIGNER'S INFORMATION**  
 Designer's Name: [NAME]  
 Address: [ADDRESS]  
 Phone: [PHONE]

**DATE: [DATE]**



**DETECTABLE WARNING SURFACE**  
 NOTE: DETECTABLE SURFACE SHALL BE THE YELLOW PLASTIC TO MATCH OTHER SIDE OF MILESTONE CENTER DRIVE.

**PLANT LIST (ENTIRE MILESTONE CENTER DRIVE)**

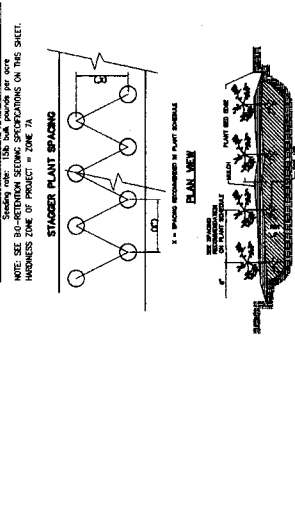
SYMBOL	QUANTITY	COMMON NAME	HEIGHT	SPACING	REMARKS
1	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
2	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
3	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
4	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
5	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
6	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
7	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
8	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
9	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
10	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	

**80-11-180-190-200-210-220-230-240-250-260-270-280-290-300-310-320-330-340-350-360-370-380-390-400-410-420-430-440-450-460-470-480-490-500**

SYMBOL	QUANTITY	COMMON NAME	HEIGHT	SPACING	REMARKS
101	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
102	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
103	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
104	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
105	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	

**80-11-180-190-200-210-220-230-240-250-260-270-280-290-300-310-320-330-340-350-360-370-380-390-400-410-420-430-440-450-460-470-480-490-500**

SYMBOL	QUANTITY	COMMON NAME	HEIGHT	SPACING	REMARKS
201	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
202	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
203	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
204	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	
205	150	ACTINORHIZA VIVIPARVA	30"	10' X 10'	



NOTE: SEE SUBSTATION SETTING OPERATIONS ON THIS SHEET.  
 REVISIONS TO BE MADE BY THE CONTRACTOR.

**REVISIONS**

DATE: 06/21/2010  
 DRAFTER: LWL  
 CHECKER: LWL  
 SCALE: 1"=10'-0"  
 PROJECT FILE NO: 6035  
 SHEET NO: L-10A

**GROUND COVER/STABILIZATION PLANTING DETAIL**

NOTE: SEE SUBSTATION SETTING OPERATIONS ON THIS SHEET.  
 REVISIONS TO BE MADE BY THE CONTRACTOR.

**PROFESSIONAL CERTIFICATION**

I hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, and I have prepared the above drawings in accordance with the provisions of Article 17-102 of the Code of Regulations of the State of Maryland.

Signature: [Signature]  
 Title: Professional Engineer  
 State of Maryland License No.: [License No.]  
 Date: [Date]

**STATE PLANT AMENDMENT - BOTANICAL**

NOTE: SEE SUBSTATION SETTING OPERATIONS ON THIS SHEET.  
 REVISIONS TO BE MADE BY THE CONTRACTOR.