



Special Exception S-2807 and SPA Preliminary Final Water Quality Plan, J.B. Kline, Jr. Landscaping and Lawn Maintenance, Inc.

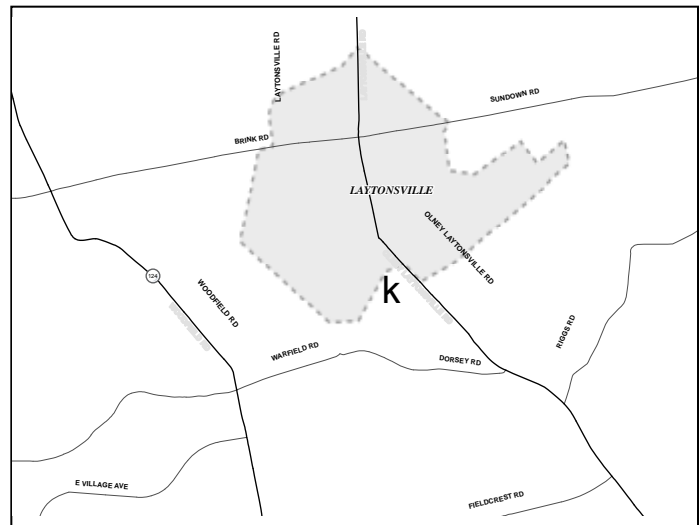
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Description

Item 5B. Applicant is requesting a special exception for a landscape contractor in the R-200 zone located on Parcel P560 and Outlot B at 6720 Olney-Laytonsville Road, Laytonsville, MD in the 2004 Upper Rock Creek Area Master Plan.

Item 5A. Applicant is requesting approval of a preliminary / final water quality plan within the Upper Rock Creek Special Protection Area (SPA).



Summary

Special Exception Review: Staff recommends **approval of the special exception with the following conditions:**

1. The applicant is bound by all submitted statement and plans.
2. A maximum of twenty-five (25) employees are permitted on site at any one time.
3. Regular weekday hours of operation are limited to 6:00 A.M. to 6:00 P.M. for office workers and 7:00 A.M. to 6:00 P.M for yard staff and landscape crews, except for snow removal operations which may occur as needed. Saturday hours are limited to 7:00 A.M to 6:00 P.M. for office workers and 8:00 A.M. to 4:00 P.M. for yard staff and landscape crews. Customers are not permitted on-site.
4. Vehicles are limited to a total of twelve (12) work trucks, three (3) sales vehicles, nine (9) trailers, two (2) rubber tire loaders, and two (2) skid loaders. All vehicles, when not in use, must be parked in the designated parking areas, as indicated by the provided site plan. On-site parking is limited to a total of twelve (12) employee parking spaces, which includes one handicapped parking space.
5. All deliveries and pick-ups will occur between 8 A.M. and 4 P.M., Monday through Friday.

6. A corner of the existing office will be removed, an existing metal garage will be removed, and corners of the employee gravel parking lot will be removed to come into compliance with the 50-foot setback requirements. All on-site landscape activities, including storage, parking, and related outdoor operations are restricted to within the 50-foot Building Restriction Line (BRL) identified on the Site and Landscape Plan. No manufacturing for mulch or compost, or selling of plants will take place on-site.
7. No materials classified as hazardous waste will be stored on the property, and no pesticides, chemicals or manure will be stored at any time.
8. Deliveries will be restricted to the hours between 8:00 A.M. and 4:00 P.M. Monday through Friday.
9. A tree chipper and splitter will not be used on-site.
10. There will be no outdoor lighting, except that which exists in the vicinity of the residence and office building.
11. The sign will be removed unless a variance is granted or the applicant brings the sign into compliance with the requirements.
12. Gravel parking spaces will be designated by wheel stops.

SPA Water Quality Plan Review: Staff recommends **approval of the SPA combined preliminary and final water quality plan with the following conditions:**

1. Applicant will conform to the conditions as stated in Montgomery County Department of Permitting Services (DPS) preliminary/final water quality plan approval letter dated August 31, 2011 (Attachment 2).

I. THE PROPOSAL

A. Subject Property

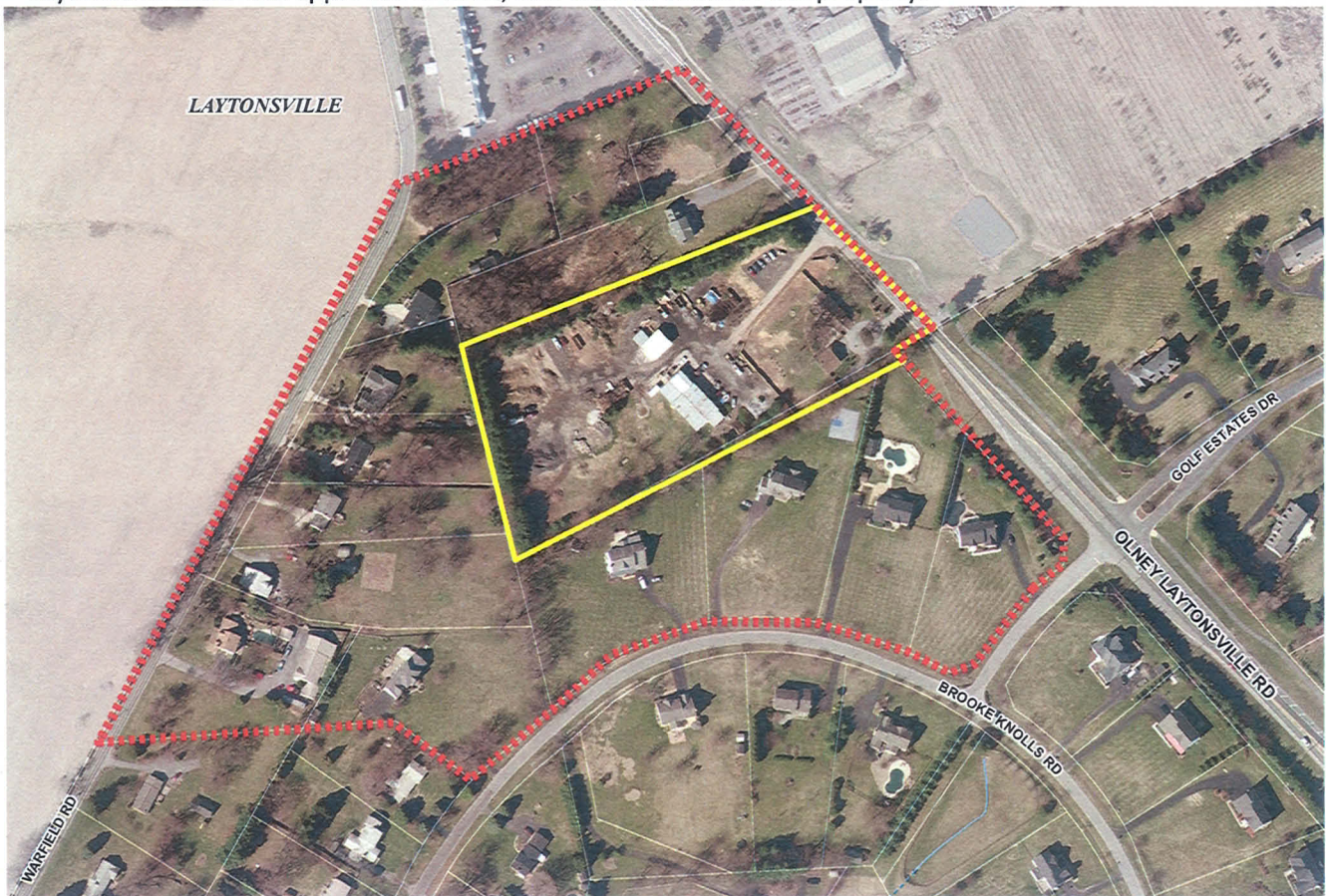
The subject property is an approximately rectangular shaped parcel and outlot consisting of 5.77 acres located in the R-200 zone and Upper Rock Creek Environmental Overlay Zone at 6720 Olney-Laytonsville Road, Laytonsville, Maryland. The property is identified as Parcel P560 and Outlot B. The applicant's one-story brick and frame residence with a detached garage and shed is located in the southeast corner of the property fronting Olney-Laytonsville Road. This area is separated and screened from landscape operations with a privacy fence and Leyland Cypress trees. It is not part of the special exception application.

The existing landscape contractor business has been on the property since 1986. Structures consist of a metal maintenance/storage building with an attached office (the largest building on site), designated outdoor bulk material storage enclosures (soil, mulch, plants, hardscape material, firewood), storage buildings for bulk material and equipment, and dumpster areas for storage of yard trimmings. The site is substantially screened with a mixture of deciduous and evergreen trees, creating a buffer between the property, the neighbors, and the road.

B. The Neighborhood

The property is located in the R-200 zone. The neighborhood is bounded by the Town of Laytonsville to the north and east, Olney-Laytonsville Road to the east, Brooke Knolls Road to the south, and Warfield Road to the west. The neighborhood consists of single-family homes in the R-200 zone. Directly confronting the property is the 19- acre Stadler landscape contractor business located in the Town of Laytonsville.

There are two approved special exceptions in the vicinity. Several special exceptions were approved from 1969 to 1974 for a country club located at 6525 Olney-Laytonsville Road, located south of the subject property. A child day care special exception (CBA-1202 and CBA-1202A) at 6530 Olney-Laytonsville Road was approved in 2001, also located south of the property.



C. Proposed Use

The applicant seeks a special exception approval for a landscape contractor business on the subject property located at 6720 Olney-Laytonsville Road in Laytonsville, MD. Portions of the property not subject to the application are the residence and front yard as shown on the site plan. The existing structures are proposed to remain on-site with the exception of a metal garage, which will be removed. A corner of the existing office will be removed, together with sections of the employee gravel parking lot, to comply with required setbacks. Outdoor bulk material storage will be relocated and the rear portion of the property will be regraded to provide a 6-foot high berm and a bio-filtration facility for stormwater management. The existing screening of White Pine trees will be supplemented with

Leyland Cypress, American Holly, and Blue Spruce trees. There will be no outdoor lighting, except that which exists near the residence and the office building.

Proposed landscape operations include the storage of plant, manufacturer-bagged fertilizer, mulch, topsoil, yard trimmings, firewood (for applicant's use – no sales), patio pavers, and stone aggregate. There will be no mulch manufacturing on-site. A maximum of 12 work trucks, 3 sales vehicles, 9 trailers, 2 rubber tire loaders, 2 skid loaders, 1 tree chipper (which will not be used on-site), various mowers, lawn and garden tools, and snow plow blades (to be attached to other permitted vehicles) will be stored on-site and used in the operations. Fueling of vehicles takes spaces on site and storage of a sand-salt mixture is contained within a building. No materials classified as hazardous waste, pesticides, chemicals or manure will be stored at any time on the property.

The maximum number of employees on-site will be 25 during the peak season (March 2nd – December 31st) and a maximum of 12 employees during the off-peak season (January 1st – March 1st), plus the applicant. A maximum of 7 employees will remain on-site during the day, including office staff. Employees typically arrive between 7 a.m. and 7:30 a.m., parking on concrete pavement outside the office building or on a gravel parking lot by the street. Employees return to the property between 5:00 p.m. and 5:30 p.m. No customers will visit the site. The application includes a maximum of 3 deliveries per week for supplies, 2 for trash pick-ups per week, 2 yard trimmings pick-ups per month, and 1 recycling pick-up per week, none to occur prior to 8 a.m. nor after 4 p.m., Monday through Friday only.

II. CONSIDERATIONS

A. Master Plan Compliance

The property proposed for this special exception use is in the watershed of Upper Rock Creek and is covered by the 2004 Upper Rock Creek Area Master Plan. The Plan makes no specific recommendations for this property or for this portion of the planning area. The Plan also does not offer general recommendations or guidelines for special exceptions. In general, the Plan recommends this area for the relatively low density land uses allowed in the one-family residential zones. These recommendations are to some extent premised on expected residential development. The R-200 Zone allows a number of commercial and service uses by special exception, which means that they are deemed appropriate in the zone with the additional scrutiny afforded by the special exception process. For that reason, this use in this zone at this location is consistent with the Upper Rock Creek Area Master Plan, with the conditions proposed as part of this report.

The Master Plan's goal is the preservation of existing residential character, to be achieved by retaining low density zones, and preservation of sensitive natural resources, to be achieved by encouraging cluster development and creation of significant blocks of contiguous open space. The Plan also recommends designation of a Special Protection Area in the Upper Rock Creek watershed and imposition of an environmental overlay zone, both of which are designed to reduce imperviousness and increase the amount of undeveloped open space.

Although the subject property is within the Upper Rock Creek Environmental Overlay Zone, it is not subject to the zone's requirements or standards because it is not served by community sewer service. The Master Plan recommends (on page 49) that new development in the watershed should use design techniques to reduce imperviousness.

The amount of impervious area shown on the attached Impervious Area Exhibit is a significant improvement over the current configuration of the Property. The Applicant has modified the operation to reduce the impervious surface area required for truck loading and unloading, parking and material staging to the minimum necessary. The Applicant has also proposed reducing the impervious area to allow a significant portion of the rear of the Property to be devoted to grass, a berm and a large area of undisturbed natural growth. Based on the Impervious Area Plan, 124,330 square feet, or 2.85 acres, within the special protection area will be permeable.

In sum, the Applicant has proposed concentrating the operations of the landscape contractor use in a compact area. The Applicant has also proposed supplemental additional landscape plantings to augment the significant existing tree screen along the property lines. The special exception application also proposes a storm water management facility where none exists at present.

The proposed special exception use is consistent with the Upper Rock Creek Area Master Plan.

B. Transportation

Staff carried out an Adequate Public Facilities (APF) review of the subject special exception petition. The Local Area Transportation Review (LATR) guidelines require a traffic study to be performed if the applicant's proposal generates 30 or more peak-hour trips. The proposed use will not increase the number of weekday peak period trips generated by the site as evident today. Therefore, no LATR/Policy Area Mobility Review (PAMR) is required. Staff finds that the proposed landscape contractor business under the subject special exception application will have no adverse affect on area roadway conditions.

C. Environment

Environmental Buffers

A simplified Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) 42011168E was approved on April 19, 2011. A revised plan was approved on August 30, 2011. (Attachment 1) There are no existing streams, wetlands or their associated environmental buffers on the site.

The project site is located within the Upper Rock Creek and Hawlings River watersheds. Upper Rock Creek is classified by the State of Maryland as Use III waters and the Hawlings River is classified as Use IV. The 2003 update of the *Countywide Stream Protection Strategy* (Montgomery County Department of Environmental Protection) identifies the tributaries in these watersheds as exhibiting "excellent" and "good" water quality, respectively.

Forest Conservation

A forest conservation plan exemption (42011168E) was confirmed for this site by Planning staff on April 19, 2011 under 22A-5(q)(1) of the County Forest Conservation Law. A revised plan was approved on August 30, 2011. The exemption is for a special exception application if the application is for an existing structure and the proposed use will not result in clearing of existing forest or trees. The confirmed exemption is only valid for what is shown on the approved plans; any changes will require a new exemption to be approved.

D. Compliance with Development Standards

The subject property is located in the R-200 Zone, which permits this use as a special exception. The following table summarizes the relevant development standards for the application.

Development Standard	Min/Max Required	Provided	Applicable Zoning Provision
Maximum Building Height	50 feet	1 story	§ 59-C-1.327
Minimum Lot Area	20,000 sq. ft.	251,266.8 sq. ft.	§ 59-C-1.322(a)
Minimum Lot Width at Front Building Line	100 ft.	282 ft.	§ 59-C-1.322(b)
Minimum Lot Width at Street Line	25 ft.	282 ft.	§ 59-C-1.322(b)
Minimum Setback from Street	40 ft.	61.4 ft.	§ 59-C-1.323(a)
Minimum Side Yard Setback	12 ft. one side; sum of 25 ft. both sides	55 ft north side; 50 ft. south side; 105 ft. sum of both	§ 59-C-1.323(b)(1)
Minimum Rear Yard Setback	30 ft.	95. ft.	§ 59-C-1.323(b)(2)
Maximum Building Coverage	25 percent	3.6 percent	§ 59-C-1.328
Lot Area	2-acres	5.767-acres	§ 59-G-2.30.00(1)
An accessory building or structure minimum set back from the street line	65 ft.	142.2 ft.	§ 59-C-1.326(3)(a)
An accessory building or structure minimum set back from a rear lot line	7 ft.	95 ft.	§ 59-C-1.326(3)(b)
An accessory building or structure minimum set back from a side lot line	12 ft.	50 ft.	§ 59-C-1.326(3)(c)
Areas for parking and loading trucks and equipment as well as other on-site operations must be located a minimum of 50-feet from any property line.	50 ft. (all sides)	Rear: 96 ft. Remaining sides: 50 ft.	§ 59-G-2.30.00(2)
Setback for Special Exception Parking Facilities of \geq 3 cars	24 ft.	50 ft.	§ 59-E-2.83(b)

E. Subdivision

The Subject Property is currently unplatted. The applicant has been informed that if a building permit is ever required, the property must go through the subdivision process. At this time, a building permit is not required.

F. Community Involvement

Notifications were sent out to adjoining and confronting property owners, and local civic association on June 1, 2011. The applicant also held two neighborhood meetings to discuss the property. The first meeting was held on March 8, 2011 and attended by eleven neighbors. The second meeting was held on March 23, 2011 and attended by three neighbors. The applicant states that the input received at the meetings informed the final Statement of Operations and plans submitted to the Hearing Examiner. To date, staff has not received any communication from any citizens.

III. ZONING ORDINANCE ANALYSIS

A. Conditions for granting

§59-G-1.2.1 Standard for evaluation.

The standard of evaluation for a special exception requires consideration of the inherent and non-inherent adverse effects on the nearby properties and general neighborhood where the use is proposed.¹ Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects, alone, are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are the physical and operational effects not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent effects, are a sufficient basis to deny a special exception.

The inherent characteristics of a landscape contractor include²: (1) buildings and structures, as well as outdoor areas for the storage of plants and gardening-related equipment; (2) outdoor areas for the storage of mulch, soil, and other landscape materials, in bulk or in containers and the dispensing of fuel for the landscaping trucks, lawn mowers, etc.; (3) on-site storage of business vehicles and equipment including small trucks and landscaping trailers; (4) traffic associated with trips to the site by employees, and suppliers; (5) trips to and from the site by employees engaged in off-site landscaping activities; (6) adequate parking areas to accommodate staff; (7) dust and noise associated with the movement of landscape products and the loading and unloading of landscape equipment; and (8) long hours of operation.

The basic operation of the proposed landscape contractor business, including the arrival and departure of employees and the loading and unloading of supplies and equipment for off-site operations, are typical of a landscape contractor operation and should be considered inherent to the proposed use. As

¹ §59-G-1.2.1.

² S-2695 Flower Valley Landscaping

a general matter, staff believes that most of the activities associated with the proposed use qualify as inherent and as being essential to the nature of a landscape contractor operation.

B. Overlay Zone

§59-C-18.24. Environmental Overlay Zone for the Upper Rock Creek Special Protection Area.

59-C-18.241. Purpose.

It is the purpose of this overlay zone to:

- (a) Protect the water quality and quantity of the Upper Rock Creek and its tributaries, as well as the biodiversity situated in these resources. The resources consist of those tributaries of Rock Creek and the North Branch of Rock Creek north of Muncaster Mill Road in the Upper Rock Creek Planning Area.
- (b) Regulate the amount and location of impervious surfaces in order to maintain levels of groundwater, control erosion, and allow the ground to filter water naturally and minimize the temperature and volume of stormwater runoff.

59-C-18.242. Regulations.

- (a) *Applicability.* All development or subdivisions requiring a building or sediment control permit (except as noted below) and served by community sewer will be subject to these regulations. All public projects are subject to the provisions of this overlay zone, however, these provisions are not intended to preclude the development of public facilities. Such facilities must conform to the water quality plan submission and review requirements established in the Montgomery County Code, Chapter 19, Article V, and keep imperviousness to the minimum needed to accomplish the public purpose intended.
- (b) *Exemptions.* The following are exempted from the provisions of this overlay zone:
 - i. Any property expressly exempt by the applicable approved and adopted master plan.
 - ii. An addition or accessory structure to an existing one-family residential dwelling.
 - iii. Any use in an industrial or commercial zone.
 - iv. Development associated with a private institutional facility that has an approved preliminary plan as of November 15, 2004, provided that the development is consistent with the preliminary plan (or a landscaping plan approved as a condition of the preliminary plan) or with section v. below, and that every effort is made to minimize imperviousness and/or mitigate the impacts of runoff.
 - v. Development on private institutional facilities that contains no more than 5 percent greater total imperviousness than shown on a preliminary plan (or a landscaping plan approved as a condition of the preliminary plan) approved as of November 15, 2004.

Analysis: Not applicable as the site is served by a private septic system.

- (c) *Development standards.* The development standards of the underlying zone apply except as modified by the requirements of this overlay zone.

Analysis: The application exceeds all Zoning Ordinance development standards of the R-200 Zone.

- (1) *Restriction on Impervious Surface.* No development may result in more than 8 percent impervious surface of the total area under application for development, except as noted below.
 - (A) Any impervious surface lawfully existing pursuant to a building permit or sediment control permit issued before November 15, 2004 that exceeds the 8 percent restriction, may continue or be reconstructed (provided that overall imperviousness does not increase).
 - (B) Any impervious surface which results from construction pursuant to a building or sediment control permit application filed with the Department of Permitting Services as of November 15, 2004, may continue or be reconstructed (provided that overall imperviousness does not increase).
 - (C) No expansion of an impervious surface above the 8 percent restriction is allowed, except in accordance with the waiver provision of Subsection (c)(2).

Analysis: Not applicable for reason stated above. However, the applicant has proposed reducing the percentage of impervious surface on the site from 48.62 percent to 34.06 percent.

C. General Special Exception Requirements

§59-G-1.21. General Conditions.

- (a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:
 - (1) Is a permissible special exception in the zone.

Analysis: A landscape contractor is allowed by special exception in the R-200 Zone.³

- (2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

Analysis: The special exception application seeks a waiver from certain parking requirements set forth in Section 59-G-2.58 of the Zoning Ordinance, as described below in sections III.E and F.

³ §59-C-1.31(c)

- (3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the Commission. Any decision to grant or deny a special exception must be consistent with any recommendation in a master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

Analysis: As discussed in the above section II.A, the proposed landscape contractor business is consistent with the *2004 Upper Rock Creek Area Master Plan*.

- (4) Will be in harmony with the general character of the neighborhood, considering population density, design, scale, and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions, and number of similar uses.

Analysis: The design, scale and intensity of the proposed special exception will not be in conflict with the general character of the neighborhood. It is located opposite a very large landscape operation, is exceptionally well screened, and proposes additional landscape screening, the provision of an earth berm to attenuate noise, the elimination of certain operations, a reduction in impervious surface and the provision of new storm water management facilities. The proposal eliminates an existing structure and will continue use of existing parking facilities. It will not have an impact on population density or result in an increase in vehicular traffic.

- (5) Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

Analysis: The proposed special exception will not be detrimental to the use, peaceful enjoyment, economic value⁴ or development of surrounding properties or the general neighborhood. The proposal exceeds all the Zoning Ordinance Development Standards. Any uses not meeting required setback requirement will be moved to be in conformance.

- (6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

Analysis: The proposed special exception has not recorded issues with vibrations, fumes, odors, dust, glare, or physical activity. There will be no mulch manufacturing on-site and no storage at any time of material classified as hazardous waste, pesticides, chemicals or manure. An inspector from Montgomery County Department of Permitting Services visited the property site and determined that there was no objectionable noise. A tree chipper previously used on the site will now only be used at job sites and not on the property. Cut-off light fixtures will replace the existing lighting on the premises and there will be no additional lighting. Additional screening will surround the property and a berm will be constructed in the rear yard in order to attenuate any noise.

⁴ The applicant commissioned a report addressing this issue (Attachment 6).

- (7) Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master plan do not alter the nature of an area.

Analysis: The proposed special exception is in the vicinity of two other special exceptions as stated in the above section I.B and does not create a concentration of special exception uses.

- (8) Will not adversely affect the health, safety, security, morals, or general welfare of residents, visitors, or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

Analysis: There is no evidence that the proposed use will adversely affect the health, safety, security, morals, or general welfare of residents, visitors, or workers in the area of the proposed special exception. No hazardous material, including pesticides and chemicals, will be stored on-site and no customers are permitted on-site. Security is enhanced in that the applicant resides at the entrance to the existing business.

- (9) Will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

- (A) If the special exception use requires approval of a preliminary plan of subdivision, the Planning Board must determine the adequacy of public facilities in its subdivision review. In that case, approval of a preliminary plan of subdivision must be a condition of granting the special exception.
- (B) If the special exception:
- (i) does not require approval of a new preliminary plan of subdivision;
and
 - (ii) the determination of adequate public facilities for the site is not currently valid for an impact that is the same as or greater than the special exception's impact;
- then Board of Appeals or the Hearing Examiner must determine the adequacy of public facilities when it considers the special exception application. The Board of Appeals or the Hearing Examiner must consider whether the available public facilities and services will be adequate to serve the proposed development under the Growth Policy standards in effect when the application was submitted.
- (C) With regard to public roads, the Board or the Hearing Examiner must further find that the proposed development will not reduce the safety of vehicular or pedestrian traffic.

Analysis: The proposed use does not require water or sewer services as the site is served by private on-site well and septic systems. Electric, telephone, and gas lines are provided in the existing right-of-way for Olney-Laytonville Road. A fire station is located one half-mile from the site. The special exception

use does not require approval of a preliminary plan of subdivision. A preliminary plan will be required if a building permit application is submitted in future. Access to the proposed site will be via the existing driveway from Olney-Laytonsville Road.

- (b) Nothing in this Article relieves an applicant from complying with all requirements to obtain a building permit or any other approval required by law. The Board's finding of any facts regarding public facilities does not bind any other agency or department which approves or licenses the project.

Analysis: No finding necessary.

- (c) The applicant for a special exception has the burden of proof to show that the proposed use satisfies all applicable general and specific standards under this Article. This burden includes the burden of going forward with the evidence, and the burden of persuasion on all questions of fact.

Analysis: The applicants are aware of this standard.

§59-G-1.23. General development standards.

- (a) **Development Standards.** Special exceptions are subject to the development standards of the applicable zone where the special exception is located, except when the standard is specified in Section G-1.23 or in Section G-2.

Analysis: As discussed in the above section II.D, the proposed landscape contractor business meets or exceeds all development standards of the R-200 Zone.

- (b) **Parking requirements.** Special exceptions are subject to all relevant requirements of Article 59-E.

Analysis: The applicant has requested several waivers for parking requirements, which are discussed in section III.F below.

- (c) **Minimum frontage.** In the following special exceptions the Board may waive the requirement for a minimum frontage at the street line if the Board finds that the facilities for ingress and egress of vehicular traffic are adequate to meet the requirements of section 59-G-1.21:

- (1) Rifle, pistol and skeet-shooting range, outdoor.
- (2) Sand, gravel or clay pits, rock or stone quarries.
- (3) Sawmill.
- (4) Cemetery, animal.
- (5) Public utility buildings and public utility structures, including radio and T.V. broadcasting stations and telecommunication facilities.
- (6) Equestrian facility.
- (7) Heliport and helistop.

Analysis: Not applicable.

- (d) **Forest conservation.** If a special exception is subject to Chapter 22A, the Board must consider the preliminary forest conservation plan required by that Chapter when approving the special exception application and must not approve a special exception that conflicts with the preliminary forest conservation plan.

Analysis: An exemption from submitting a forest conservation plan was confirmed by the Development Applications and Regulatory Coordination Division on April 19, 2011. An amended plan was approved on August 30, 2011. The plan is in compliance of Chapter 22A-5.(q) of the Forest Conservation Law.

- (e) **Water quality plan.** If a special exception, approved by the Board, is inconsistent with an approved preliminary water quality plan, the applicant, before engaging in any land disturbance activities, must submit and secure approval of a revised water quality plan that the Planning Board and department find is consistent with the approved special exception. Any revised water quality plan must be filed as part of an application for the next development authorization review to be considered by the Planning Board, unless the Planning Department and the department find that the required revisions can be evaluated as part of the final water quality plan review.

Analysis: M-NCPPC Planning staff recommends approval of the preliminary and final water quality plan as described in Section IV of this memorandum. Montgomery County DPS has approved their portion of the review of the preliminary and final water quality plan.

- (f) **Signs.** The display of a sign must comply with Article 59-F.

Analysis: The sign does not comply with the standards as discussed in section III.E below.

- (g) **Building compatibility in residential zones.** Any structure that is constructed, reconstructed or altered under a special exception in a residential zone must be well related to the surrounding area in its siting, landscaping, scale, bulk, height, materials, and textures, and must have a residential appearance where appropriate. Large building elevations must be divided into distinct planes by wall offsets or architectural articulation to achieve compatible scale and massing.

Analysis: No new buildings are proposed as part of the special exception. A metal garage within the minimum setback will be removed. The existing property is well screened and the landscaping will be supplemented by additional plantings. The existing structures are of appropriate bulk and height.

- (h) **Lighting in residential zones.** All outdoor lighting must be located, shielded, landscaped, or otherwise buffered so that no direct light intrudes into an adjacent residential property. The following lighting standards must be met unless the Board requires different standards for a recreational facility or to improve public safety:

- (1) Luminaries must incorporate a glare and spill light control device to minimize glare and light trespass.
- (2) Lighting levels along the side and rear lot lines must not exceed 0.1 foot candles.

Analysis: The applicant is proposing to use two different light fixtures. Two 150 watt high pressure sodium beams will be placed on the metal maintenance storage building. Two 70 watt high pressure sodium beams will be placed on the metal shed and wooden storage shed. These lights will be shielded with cut off fixtures to minimize light diffusion. Light levels at all boundaries of the property will not exceed 0.1 foot candles.

D. Landscape Contractor Requirements

§59-G-2.30.00. Landscape Contractor.

This use may be allowed together with incidental building upon a finding by the Board of Appeals that the use will not constitute a nuisance because of traffic, noise, hours of operation, number of employees, or other factors. It is not uncommon for this use to be proposed in combination with a wholesale or retail horticultural nursery, or a mulch/compost manufacturing operation. If a combination of these uses is proposed, the Board opinion must specify which combination of uses is approved for the specified location.

- (1) The minimum area of the lot must be 2 acres if there are any on-site operations, including parking or loading of trucks or equipment.

Analysis: The site is approximately 5.767-acres.

- (2) Areas for parking and loading of trucks and equipment as well as other on site operations must be located a minimum of 50 feet from any property line. Adequate screening and buffering to protect adjoining uses from noise, dust, odors, and other objectionable effects of operations must be provided for such areas.

Analysis: The main employee parking area will be adjusted to meet the standard, and the existing parking area for trucks and equipment is located a minimum of 70 feet from the property line. As stated in Section III.C.6, the applicant will augment the landscape screening and construct a 6 feet high earth berm to attenuate noise. .

- (3) The number of motor vehicles and trailers for equipment and supplies operated in connection with the contracting business or parked on site must be limited by the Board so as to preclude an adverse impact on adjoining uses. Adequate parking must be provided on site for the total number of vehicles and trailers permitted.

Analysis: A maximum of 12 trucks, 3 sales vehicles, 9 trailers, 2 rubber tire loaders, and 2 skid loaders will be stored on the property. Per the submitted parking plan, there is adequate parking for employee vehicles and equipment. Between April and July 2011, the Applicant has counted the number of cars parked on the Property each day, and found that the maximum number has not exceeded 9. The Schematic Parking Plan previously provided shows a total of 12 passenger vehicle parking spaces, which will be more than adequate to serve the on-site parking needs based on actual operating experience. Additional parking is shown on the plan to accommodate trucks, loaders and equipment.

- (4) No sale of plant materials or garden supplies or equipment is permitted unless the contracting business is operated in conjunction with a retail or wholesale nursery or greenhouse.

Analysis: The applicant will not sell plant materials, garden supplies, or equipment.

- (5) The Board may regulate hours of operation and other on-site operations so as to prevent adverse impact on adjoining uses.

Analysis: Regular weekday hours of operation are limited to 6:00 A.M. to 6:00 P.M. for office workers and 7:00 A.M. to 6:00 P.M. for yard staff and landscape crews, except for snow removal operations which may occur as needed. Saturday hours are limited to 7:00 A.M. to 6:00 P.M. for office workers and 8:00 A.M. to 4:00 P.M. for yard staff and landscape crews. The operation will be closed on Sundays.

D. Signs

§59-F-4.2. By Zone.

In addition to the general design elements and limitations, the following requirements apply in the zones specified. Any permanent sign not listed in this Section or which does not conform to the requirements listed in this Section must obtain a variance from the Department of Permitting Services.

- (a) **Residential Zone.** The total area of all permanent signs on a lot or parcel in a residential zone must not exceed 2 square feet, unless additional area is permitted pursuant to this ordinance.

- (1) **Freestanding Sign.**

- (A) **Number.** One is allowed.

- (B) **Area.** The sign area must not exceed 2 square feet per sign.

- (C) **Placement.**



- 1. **Location.** The sign must be set back at least 5 feet from the property line.

- 2. **Height.** A sign must not exceed 5 feet in height.

- (D) **Illumination.** No illumination is allowed.

Analysis: The applicant's sign is located about nine feet away from the property line. The sign is 4.61 feet by 5 feet high excluding the 1.10 foot curve the top of the sign¹⁰. The sign is approximately 28.06 square feet in size. The Ordinance specifies a maximum of two (2)

¹⁰ See landscape and lighting plan for details.

square feet. The sign is not illuminated. The existing sign should be removed and replaced with a new sign complying with the Ordinance. In the alternative, the applicant should request a variance from the Sign Review Board.

F. Parking The applicant has proposed minimal changes to the existing parking facilities in order to comport with setback requirements. The applicant has also requested several waivers to parking standards to minimize the impact on the surrounding neighborhood.

§ 59-E-2.21. Arrangement and marking. (Waiver requested)

All off-street parking areas shall be arranged and marked so as to provide for orderly and safe loading, unloading, parking and storage of vehicles. Individual parking spaces shall be clearly defined, and directional arrows and traffic signs shall be provided as necessary for traffic control. Each space or area for small size motor vehicle parking must be clearly marked to indicate the intended use.

Analysis: The employee parking lot is small in size and has a gravel surface, which is to be encouraged here as the property lies within the Upper Rock Creek Special Protection Area. Staff recommends that the gravel lot be retained and each parking space be designated by wheel stops. Stripes are not feasible and there is no need to provide directional arrows or traffic signs for traffic control as employees are familiar with the site, and there is no public parking.

Recommendation: Grant waiver

§ 59-E-2.22. Size of spaces.

- (a) Each standard size perpendicular parking space shall be a rectangle having minimum dimensions of 8 ½ feet by 18 feet. A perpendicular parking space is defined as one in which the long side of the space is a straight line that intersects the travel lane and curb at a right angle.

Analysis: Each parking space depicted on the Parking Concept Plan meets the size requirements of the Code.

§ 59-E-2.23. Spaces for handicapped.

Parking spaces for handicapped persons shall be provided in accordance with the standards specified in the Maryland Building Code for the Handicapped as contained in the Code of Maryland Regulations 05.01.07,* dated September 5, 1980, and as subsequently amended.

***Editor's note**—05.01.07 repealed and new Regulation 05.02.02 adopted, effective February 1, 1995.

Analysis: The applicant has provided the required one handicapped parking space next to the office door.

§ 59-E-2.4. Access and circulation.

Each parking space shall have access to a street or alley open to use by the public via adequate interior aisles and entrance and exit driveways; provided, however, that where cars will be parked by attendants, at least 50 percent of all parking spaces shall have direct access to interior aisles, and entrance and exit driveways.

Analysis: The applicant has requested a waiver for this standard. Access is by a private driveway and customers do not visit the site. Access and circulation are both adequate and safe. Cars and trucks can enter the site, circulate and exit without reversing.

Recommendation: Grant waiver.

§ 59-E-2.41. Driveways.

Driveways for one-way movements shall be at least 10 feet in width to allow safe and expeditious movement of vehicles. Entrance and exit driveways shall be separately provided wherever possible. If entrance and exit driveways are combined, the combined driveway shall be not less than 20 feet in width. Aisles designed to accommodate 2-way movements shall have a minimum width of 20 feet.

Analysis: The applicant has requested a waiver for this standard. The entrance driveway is approximately 12-14 ft wide (scaled). However, the driveway has a combined entrance and exit to Olney-Laytonville Road with a fifty-five foot wide apron. Customers do not visit the site and generally arrive and depart at the same time, limiting two-directional use of the driveway. Staff believes that there is enough room and pull-off areas along the driveway to allow this standard to be waived, particularly as the driveway apron is large enough to accommodate two vehicles.

Recommendation: Grant waiver.

§ 59-E-2.42. Walkways.

In addition to all required parking spaces and driveways, pedestrian walkways or sidewalks shall be provided in all off-street parking facilities where necessary for pedestrian safety. Such walkways and sidewalks shall be protected from vehicular encroachment by wheel stops, curbs or other methods approved by the director or planning board.

Analysis: The applicant has requested a waiver of this requirement to be waived. The parking areas will not be used by the general public, and sidewalks would add impervious surface to the Upper Rock Creek Special Protection Area.

Recommendation: Grant waiver.

§ 59-E-2.43. Separation from parking spaces.

All parking spaces shall be separated from sidewalks, roads, streets or alleys by curbing. All roads, streets, alleys, sidewalks and other public rights-of-way shall be protected from vehicular overhang by wheel stops, curbs, spacing between the right-of-way line and the parking area or other method approved by the director/planning board.

Analysis: The applicant has asked for this requirement to be waived. Staff believes the applicant meets this standard by providing wheel stops within the gravel parking area and landscape screening between the right-of-way line and the parking area. There are no sidewalks on MSD 108.

Recommendation: Grant waiver.

§ 59-E-2.5. Drainage.

All off-street parking facilities shall be drained so as to prevent damage to abutting properties and public streets, and shall be constructed of material which will assure a surface resistant to erosion.

Analysis: The property does not have an existing storm water management facility. The applicant proposes to rectify this by providing a micro-biofiltration facility, and the Montgomery County Department of Permitting Services has reviewed and approved the combined preliminary and final water quality plan under its purview.

§ 59-E-2.6. Lighting.

Adequate lighting shall be provided for surface parking facilities used at night and for structured parking as required by construction codes. Lighting shall be installed and maintained in a manner not to cause glare or reflection into abutting or facing residential premises, nor to interfere with safe operation of vehicles moving on or near the premises.

Analysis: The applicant has requested a waiver of the lighting requirement for a surface parking facility. The hours of operation for the proposed use are from 6:00 a.m. to 6:00 p.m. and only a few hours will be dark in the winter time. The area surrounding the property is residential without any overhead lighting or surface parking lots. Staff believes that waiving the lighting requirement for the parking lots comports with the neighborhood character.

Recommendation: Grant waiver.

§ 59-E-2.7. Landscaping.

The minimum landscape requirements of this section are intended to alleviate adverse visual and environmental effects associated with parking facilities. The application of these standards will serve to improve compatibility and the attractiveness of such facilities, provide relief from unshaded paved areas, and minimize noise, glare and lights associated with parking areas. In addition, these requirements will improve pedestrian safety, optimize traffic circulation patterns with better defined space, and will provide better definition of entrances and exits through the use of interior islands. The following requirements establish minimum acceptable standards for alleviating the visual and environmental problems associated with off-street parking facilities. Under the site plan review procedures of division 59-D-3, the planning board may require additional landscaping in order to ensure compatibility with adjoining properties.

Analysis: The applicant has requested that this standard be waived. There is an existing area of grass, mature trees, and shrubs between the employee parking area and the MD 108 right-of-way. The parking facility is an informal gravel lot which will not be illuminated. Customers do not visit the site and the entire property is screened from neighboring properties and the landscaping will be augmented by an additional 120 evergreen trees.

Recommendation: Grant waiver.

§ 59-E-2.71. Landscape strip area adjacent to a street right-of-way.

Parking facilities located adjacent to a street right-of-way shall provide a landscaping strip at least 10 feet in width. This area shall be planted with either shade or ornamental trees. A minimum of one tree for every 40 feet of lot frontage shall be provided as well as an evergreen hedge (at least 3 feet in height), a wall or fence, or other methods to reduce the visual impact of the parking facility.

Analysis: Staff estimates that a 30 foot wide landscaping strip containing white pines much greater than three feet tall is located behind a split rail fence between the existing gravel employee parking area and Olney-Laytonsville Road.

§ 59-E-2.72. Perimeter landscape area adjoining property other than a street right-of-way.

Landscaped areas shall be provided along the perimeter of a parking facility, other than area adjacent to a street right-of-way. The perimeter landscape strip shall be at least 4 feet in width but not less than the setback required in section 59-E-2.8 where a parking facility adjoins a residential zone. Such area shall contain a minimum of one shade tree for every 40 feet of lot perimeter and, if space permits, shall incorporate landscaped berms. Perimeter landscaping shall not be required in addition to screening required in section 59-E-2.9 or where the director/planning board determines that parking areas are already effectively landscaped with natural features such as existing woodland or hillside.

Analysis: Per section I.C above, the employee parking area is already effectively landscaped with natural features. The applicant also proposes supplementing the landscape screening around the perimeter of the property.

§ 59-E-2.73. Internal landscaping of surface parking facility.

A minimum of 5 percent of the internal area of a surface parking facility shall be landscaped with shade trees. The internal area of a parking facility is defined by the perimeter of the curbs or edge of paving. The internal area shall include all planting islands and corner areas within the facility. The shade trees should be distributed in order to increase shade. Where possible, existing trees should be saved for this purpose.

Analysis: The applicant has requested a waiver of this standard. The parking area is gravel without curbs or edge of paving and there is an existing area of mature trees between the MD 108 right-of-way and the parking lot.

Recommendation: Grant waiver.

§ 59-E-2.74. Minimum size of planting islands within internal landscape area.

Within the interior of a surface parking facility, planting areas shall be provided with shade trees and shall be wide enough to protect the trees from a vehicle's swinging doors and bumper overhang. Planting islands which are parallel to the sides of parking spaces shall be a minimum of 8 ½ feet wide. Planting islands at the heads of parking spaces shall be a minimum of 8 feet wide.

Analysis: The applicant has requested a waiver of this standard. The employees parking area is almost surrounded by vegetation. Islands would necessitate an enlargement of the parking area and would add no significant benefit.

Recommendation: Grant waiver.

§59-E-2.83. Parking and Loading facilities for special exception uses in residential zones.

This Section applies to an off-street parking facility for a special exception use that is located in a one-family residential zone if 3 or more parking spaces are provided. These standards are intended to

mitigate potential adverse visual, noise, and environmental impacts of parking facilities on adjacent properties. In addition, these requirements improve the compatibility and attractiveness of parking facilities, promote pedestrian-friendly streets, and provide relief from un-shaded paved areas.

- (a) **Location.** Parking facilities must be located to maintain a residential character and a pedestrian-friendly street orientation.

Analysis: A gravel parking lot is located in the northeastern corner of the property and is surrounded by screening. An additional surface parking lot is located in front of the office building near the center of the property.

- (b) **Setbacks.** Each parking and loading facility, including each entrance and exit driveway, must be set back a distance not less than the applicable building front and rear yard and twice the building side yard requirement in the zone. The following additional setbacks must be provided for each parking facility:

Analysis: The setback requirement of twice the building side yard in the R-200 zone is 24 feet and the applicant exceeds this requirement.

- (c) **Screening.** Each parking and loading facility, including driveway and dumpster areas, must be effectively screened from all abutting lots. Screening must be provided in a manner that is compatible with the area's residential character. Screening must be at least 6 feet high, and must consist of evergreen landscaping, a solid wood fence, a masonry wall, a berm, or a combination of them. Along all street right-of-ways screening of any parking and loading facility must be at least 3 feet high and consist of evergreen landscaping, a solid wood fence, or masonry wall.

Analysis: Per Section I.C, the applicant proposes to augment the landscape screening around the perimeter of the property and has proposed a berm at the rear of the property.

- (d) **Shading of paved areas.** Trees must be planted and maintained throughout the parking facility to assure that at least 30 percent of the paved areas, including driveways, are shaded.

Analysis: The applicant has requested a waiver of this standard. As stated above, the employee parking area is gravel, not pavement, and is almost surrounded by trees.

Recommendation: Grant waiver.

§59-E-4.5. Waiver – parking standards.

The Director, Planning Board, or Board of Appeals may 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. Any request for a waiver under this Section must be referred to all adjoining property owners and affected citizens associations for comment before a decision on the requested waiver.

Analysis: The applicant has requested several parking waivers and has notified all adjoining property owners and local civic associations. Each has been analyzed separately above.

Recommendation: Grant waivers.

IV. SPECIAL PROTECTION AREA (SPA) PRELIMINARY/FINAL WATER QUALITY PLAN

A. Review For Conformance To The Special Protection Area (SPA) Requirements

As part of the requirements of the Special Protection Area Law (Chapter 19, Article V of the Montgomery County Code (Water Quality Review in Special Protection Areas)), a SPA Water Quality Plan must be reviewed in conjunction with the review process for a special exception. Under the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of the water quality plan. DPS has reviewed and approved the elements of the combined preliminary and final water quality plan under its purview. (Attachment 2) The Planning Board responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and the Environmental Overlay Zone requirements, including impervious limits have been satisfied.

Planning Board Special Protection Area Review Elements

Environmental Buffers

Section V. of the *Environmental Guidelines* outlines special provisions for expanded buffers and forest conservation opportunities within the environmental buffers for properties located within the SPA. The property does not contain any streams, wetlands, 100-year floodplain, steep slopes, highly erodible soils or environmental buffers, so these provisions are not applicable to this site.

Site Imperviousness

The Environmental Overlay Zone for the Upper Rock Creek SPA imposes an eight percent (8%) impervious limit for new projects within the SPA that are serviced by community sewer. This property is served by a private septic system and is therefore not subject to the impervious limit established by the Environmental Overlay Zone. The property is subject to the requirements of the water quality plan, which include minimization of impervious area (Chapter 19, Article V, Sec. 19-64). Currently, the property includes 91,672 square feet (2.10 acres) of impervious surface, totaling approximately 48.6% of the 4.33 acre portion of the site within the SPA. The applicant has proposed to remove approximately 27,448.96 square feet (0.63 acres) of impervious surface consisting of 26,643 square feet of compacted gravel and dirt and an 806 square foot commercial metal garage. The proposed project will result in 64,223 square feet (1.5 acres) of impervious area, totaling approximately 34.1% of the 4.33 acres. The remaining impervious area is necessary for the continued operation of the operation including employee parking, parking area for trucks and equipment when not in use, bulk material staging, and area for trucks to safely and efficiently circulate through the site to load and unload materials, office space and indoor storage space for smaller equipment and materials such as fertilizers. Staff believes the applicant has demonstrated minimization of impervious surfaces on the property.

County Department of Permitting Services (DPS) Special Protection Area Review Elements

Site Performance Goals

As part of the water quality plan, several performance goals were established for the site: minimize storm flow run-off increases, minimize sediment loading, minimize land disturbances with an emphasis on

immediate stabilization, maximize drainage area treated by stormwater management system, minimize nutrient loading, and control toxic substances. Fertilizer, insecticides and pesticides are not to be exposed at any time.

Stormwater Management and Sediment Control

A stormwater management concept plan was submitted and reviewed by DPS in conjunction with the combined preliminary and final water quality plan. Stormwater management will consist of non-rooftop disconnections and a biofilter. Sediment control will be provided by a double row of super silt fence with immediate stabilization emphasized.

V. CONCLUSION

A. Special Exception Review

The proposed special exception, as described in the application, will lead to an operation that is more compatible with its residential neighbors, with augmented landscaping and screening, noise attenuation, reduced impervious surface and creation of a stormwater management facility where none exists at present. The application conforms with the Master Plan, meets the special exception criteria for landscape contractors and satisfies the general conditions required for the approval of a special exception.

Staff recommends that application S-2807, for a special exception to permit a landscape contractor business located at 6720 Olney-Laytonsville Road, Laytonsville, Maryland, be approved subject to the conditions found at the beginning of the technical staff report.

B. SPA Water Quality Plan Review

Staff recommends that the combined SPA preliminary and final water quality plan for the property located at 6720 Olney-Laytonsville Road, Laytonsville, Maryland, and within the Upper Rock Creek Special Protection Area, be approved subject to the conditions found at the beginning of the technical staff report.

+Attachments

1. Forest Conservation Exemption Approvals, April 19 and August 30, 2011.
2. MCDPS Concept Approval of SPA Preliminary/Final Water Quality Plan, August 31, 2011.
3. Special Exception Plan.
4. Landscape and Lighting Plan.
5. Schematic Parking Plan.
6. Report by Lipman, Frizzell & Mitchell LLC.
7. Site Photographs.
8. Impervious Area Schematic –revised 8/4/11
9. Preliminary/Final Water Quality Plan – Revised 8/24/11

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MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

August 30, 2011

Mr. Brian M. Kline
6720 Olney-Laytonsville Road
Laytonsville, MD 20882

RE: 42011168E, Brooke Grove, Revised Plan

Dear Mr. Kline:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42011168E, Brooke Grove parcel 560 & Outlot B, is confirmed. This revised plan, approved on August 30, 2011 is in compliance with Chapter 22A-5.(q) (1) of the Forest Conservation Law. The exemption covers a special exception application if the application is for an existing structure and the proposed use will not result in clearing of existing forest or trees.

An on-site pre-construction meeting is required after the limits of disturbance have been staked and flagged, but before any clearing or grading begins. The property owner should contact the Montgomery County Planning Department inspection staff before construction to verify the limits of disturbance. The property owner, construction superintendent, forest conservation inspector, and Department of Permitting Services (DPS) sediment control inspector should attend this pre-construction meeting.

Any changes from the approved plan may constitute grounds to rescind any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a separate application must be submitted to M-NCPPC for review and approval prior to those activities occurring.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4701 or maryjo.kishter@montgomeryplanning.org.

Sincerely,

A handwritten signature in black ink that reads "Mary Jo Kishter".

Mary Jo Kishter
Senior Planner

Cc: NRI/FSD 42011168E
Eric Tidd, CAS Engineering
David Wigglesworth

Z:\FCP Exemptions\FY '11\42011168E_BrookeGrove_Kline_mjk.doc

Planning Area 3 Team, 301-495-4555, Fax: 301-495-1304
8787 Georgia Avenue, Silver Spring, Maryland 20910
www.MontgomeryPlanning.org



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

April 19, 2011

Mr. Brian M. Kline
6720 Olney-Laytonsville Road
Laytonville, MD. 20882

Re: Forest Conservation Exemption request 42011168E

Dear Mr. Kline:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42011168E, Brooke Grove parcel 560 & Outlot B, is confirmed. This plan approved on April 19, 2011 is in compliance of Chapter 22A-5.(q) of the Forest Conservation law. This exemption covers a special exception application if: (1) the application is for an existing structure and the proposed use will not result in clearing of existing forest or trees; (2) the application modifies an existing special exception use which was approved before July 1, 1991, and the revision will not result in the clearing of more than a total of 5000 additional square feet of forest or any specimen or champion tree; or (3) the total disturbance area for the proposed special exception use will not exceed 10,000 square feet, and clearing will not exceed a total of 5000 square feet of forest or include any specimen or champion tree.

Any changes from the approved exemption request may constitute grounds to rescind any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a new plan must be submitted to M-NCPPC for review and approval prior to those activities occurring.

Since no Tree Save plan is required a pre-construction meeting is not required with the Montgomery County Planning Department inspection staff. If you have any questions regarding these actions, please feel free to contact me at 301-495-4581 or at david.wigglesworth@montgomeryplanning.org.

Sincerely,

David Wigglesworth
Sr. Planner
Development Applications & Regulatory Coordination

CC: Eric Tidd, Cas Engineering

August 31, 2011

Mr. Eric Tidd, PE
CAS Engineering
108 W. Ridgeville Boulevard, Suite 101
Mount Airy, Maryland 21771

Re: **Preliminary/Final** Water Quality Plan
for J B Kline Landscaping and Lawn
Maintenance Inc.
SM File #: 2240586
Tract Size/Zone: 5.77 acres/ R-200
Watershed: Upper Rock Creek

SPECIAL PROTECTION AREA

Dear Mr. Tidd:

Based on a review by the Department of Permitting Services, the Preliminary/Final Water Quality Plan (P/FWQP) for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

Site Description: This plan was submitted as part of a Special Exception Application for the existing use (Landscape Contractor) and is intended to bring the site into conformance with the Special Exception request. The proposal is to provide the proper setback, screening and to reduce the site impervious surface by approximately 14%. The property size is 5.767 acres and is located at 6720 Olney Laytonsville Road. This is located within Upper Rock Creek Special Protection Area.

Stormwater Management and Sediment Control: Stormwater management will consist of non-rooftop disconnections and a biofilter. Sediment control will be provided by a double row of super silt fence with immediate stabilization emphasized.

Performance Goals: The performance goals that were established at the pre-application meeting still apply. The performance goals are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading.
3. Minimize land disturbances with an emphasis on immediate stabilization.
4. Control toxic substances. Fertilizer, insecticides and pesticides are not to be exposed to the weather.

Eric Tidd
August 31, 2011

Monitoring: Monitoring is not required for the proposed property improvements.

Conditions of Approval: The following are additional conditions which must be addressed in the initial submission of the detailed sediment control/stormwater management plan. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide one foot of dead storage below the proposed biofilter to for additional recharge volume.
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. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not 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 Leo Galanko at (240) 777-6242.

Sincerely,

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

RRB:img:CN240586

cc: M. Kister (MNCPPC-ED)
K. Van Ness (MCDEP)
L. Galanko
SM File # 240586

ESD: 2.15 ac.
Recharge provided

- GENERAL NOTES**
1. SEE DRAWING 1 - SITE PLAN
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC)
 4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS SHOWN ON THE SITE PLAN
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AS SHOWN ON THE SITE PLAN
 6. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AS SHOWN ON THE SITE PLAN
 7. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AS SHOWN ON THE SITE PLAN
 8. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AS SHOWN ON THE SITE PLAN
 9. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AS SHOWN ON THE SITE PLAN
 10. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AS SHOWN ON THE SITE PLAN

ZONING DATA

ZONE	PERMITTED USES	MAXIMUM HEIGHT	MAXIMUM LOT AREA	MAXIMUM LOT COVERAGE	MAXIMUM SETBACKS
LA	RESIDENTIAL SINGLE-FAMILY	35 FT	10,000 SQ FT	35%	30 FT FRONT, 10 FT SIDE, 5 FT REAR

PARKING TABULATION

SEE DRAWING 1 FOR PARKING PLAN

PLANTING SCHEDULE

PLANT	QUANTITY	PLANTING DATE	PLANTING METHOD
PLANT 1	100	AS SHOWN	AS SHOWN
PLANT 2	50	AS SHOWN	AS SHOWN
PLANT 3	25	AS SHOWN	AS SHOWN

LAND USE SET

LAND USE	DESCRIPTION
1	RESIDENTIAL SINGLE-FAMILY
2	RESIDENTIAL MULTIFAMILY
3	COMMERCIAL
4	INDUSTRIAL
5	OFFICE
6	RETAIL
7	RESTAURANT
8	BAR
9	CLUB
10	SCHOOL
11	CHURCH
12	LIBRARY
13	POST OFFICE
14	FIRE STATION
15	POLICE STATION
16	COURT HOUSE
17	CITY HALL
18	STATE HOUSE
19	FEDERAL BUILDING
20	UNIVERSITY
21	HOSPITAL
22	CLINIC
23	PHYSICIAN OFFICE
24	DENTIST OFFICE
25	VETERINARY OFFICE
26	DAYCARE
27	CHILDREN'S CENTER
28	YOUTH CENTER
29	SENIOR CENTER
30	RECREATION CENTER
31	GYMNASIUM
32	ICE SKATING RINK
33	STADIUM
34	THEATER
35	CONCERT HALL
36	ART MUSEUM
37	SCIENCE MUSEUM
38	HISTORY MUSEUM
39	CHILDREN'S MUSEUM
40	ZOO
41	AQUARIUM
42	BOAT MUSEUM
43	BOAT RACE TRACK
44	BOAT MARINA
45	BOAT SLIP
46	BOAT LIFT
47	BOAT STORAGE
48	BOAT REPAIR
49	BOAT SALES
50	BOAT RENTALS
51	BOAT CHARTERS
52	BOAT TOURS
53	BOAT TRIPS
54	BOAT CATERING
55	BOAT RESTAURANT
56	BOAT BAR
57	BOAT CLUB
58	BOAT ASSOCIATION
59	BOAT SOCIETY
60	BOAT LEAGUE
61	BOAT COUNCIL
62	BOAT COMMITTEE
63	BOAT BOARD
64	BOAT COMMITTEE
65	BOAT BOARD
66	BOAT COMMITTEE
67	BOAT BOARD
68	BOAT COMMITTEE
69	BOAT BOARD
70	BOAT COMMITTEE

LANDING SET

LANDING	TYPE	WIDTH	DEPTH	CONSTRUCTION
1	WOOD	10 FT	10 FT	AS SHOWN
2	WOOD	10 FT	10 FT	AS SHOWN
3	WOOD	10 FT	10 FT	AS SHOWN

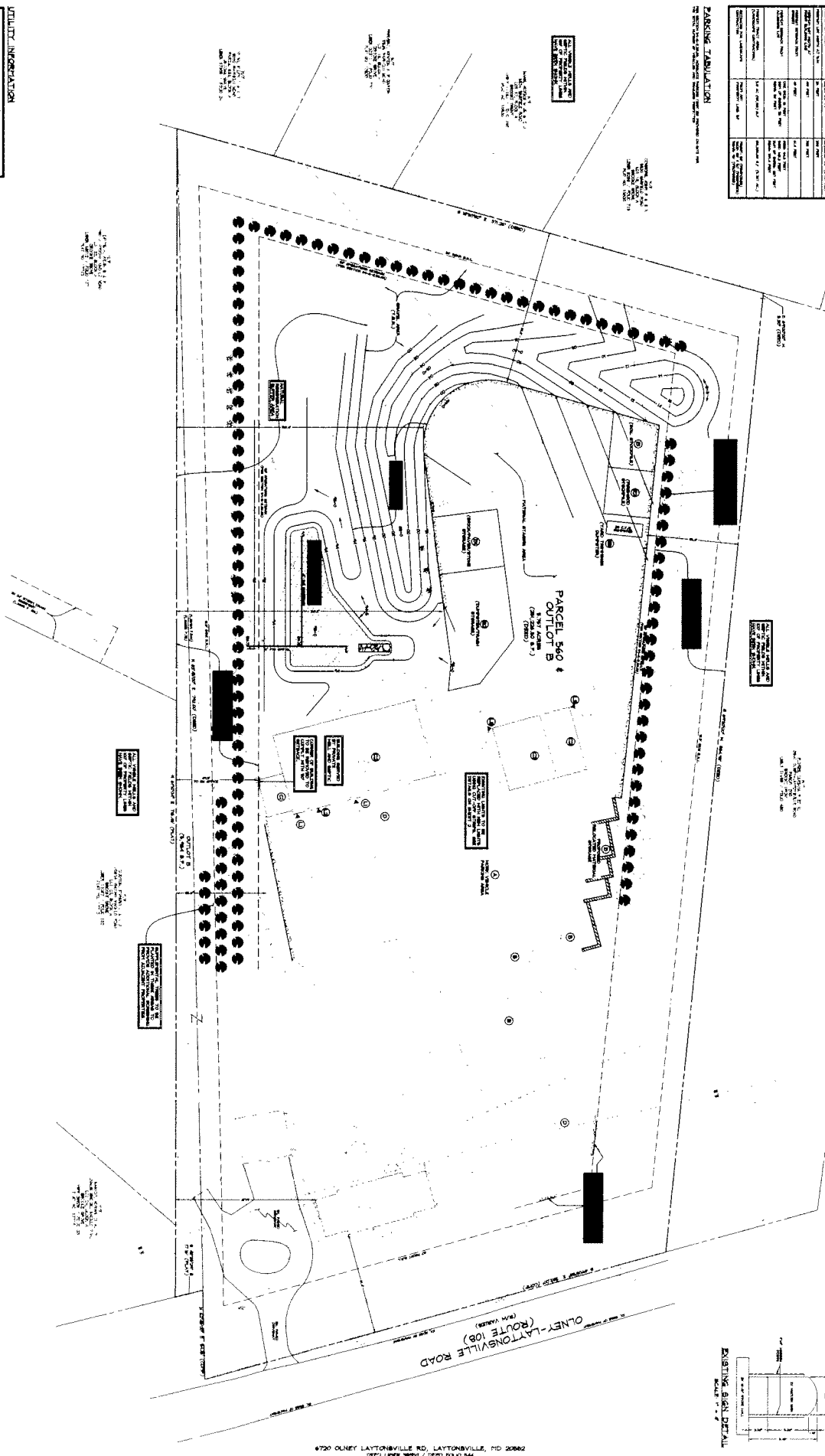
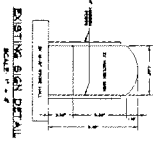
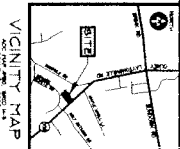
LEGEND

EXISTING FEATURES

- EXISTING LOT LINES
- EXISTING BUILDINGS
- EXISTING DRIVEWAYS
- EXISTING PARKING
- EXISTING UTILITIES
- EXISTING TREES
- EXISTING TOPOGRAPHY
- EXISTING FENCES
- EXISTING SIGNAGE
- EXISTING LANDSCAPE
- EXISTING LIGHTING

PROPOSED FEATURES

- PROPOSED LOT LINES
- PROPOSED BUILDINGS
- PROPOSED DRIVEWAYS
- PROPOSED PARKING
- PROPOSED UTILITIES
- PROPOSED TREES
- PROPOSED TOPOGRAPHY
- PROPOSED FENCES
- PROPOSED SIGNAGE
- PROPOSED LANDSCAPE
- PROPOSED LIGHTING



UTILITY INFORMATION

UTILITY	DEPTH	LOCATION
ELECTRIC	4 FT	AS SHOWN
WATER	4 FT	AS SHOWN
SEWER	4 FT	AS SHOWN
TELEPHONE	4 FT	AS SHOWN
CABLE	4 FT	AS SHOWN
STORM	4 FT	AS SHOWN

GENERAL NOTE

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

APPLICANT:
 BROOKE GROVE
 6720 OLNEY LATONSVILLE RD
 PARCEL 560 & OUTLOT B
 BROOKE GROVE
 LANDSCAPE AND LIGHTING PLAN

ATTORNEY:
 [Name and Address]

CAS ENGINEERING
 CIVIL • SURVEYING • LAND PLANNING
 A DIVISION OF CAS CONSTRUCTION, INC.
 100 West Main Street, Suite 100, Mount Airy, North Carolina 27777
 Mount Airy, NC 27777 • Phone: (336) 437-8800 • Fax: (336) 437-8801 • Website: www.cas-engineering.com

PARCEL 560 & OUTLOT B
BROOKE GROVE
 LATONSVILLE (07) SECTION DISTRICT
 HUNTERDON COUNTY, NORTH CAROLINA

LANDSCAPE AND LIGHTING PLAN

DATE	BY	REVISION
10-28-20	SM	SPECIAL EXCEPTION APPLICATION SET
11-10-20	SM	UPDATED PER BOARD MEETING
11-10-20	SM	REVISED FOR PERMITS SUBMITTAL
11-10-20	SM	UPDATED PLAN TO SHOW METAL GARAGE TO BE REMOVED

PROJECT: 10-282
 DRAWING: BDA
 SCALE: 1" = 20'

BITE PREPARATION AND PLANTING SPECIFICATIONS

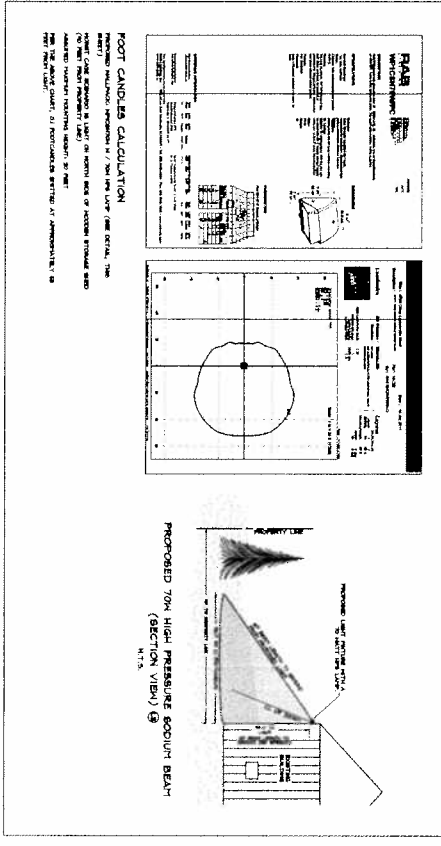
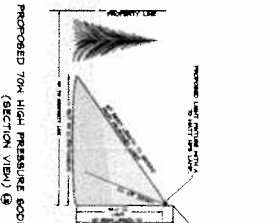
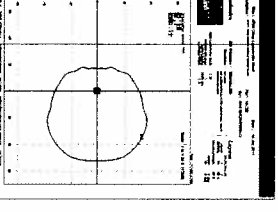
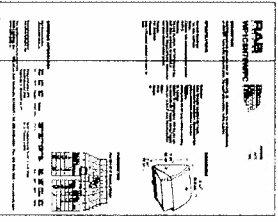
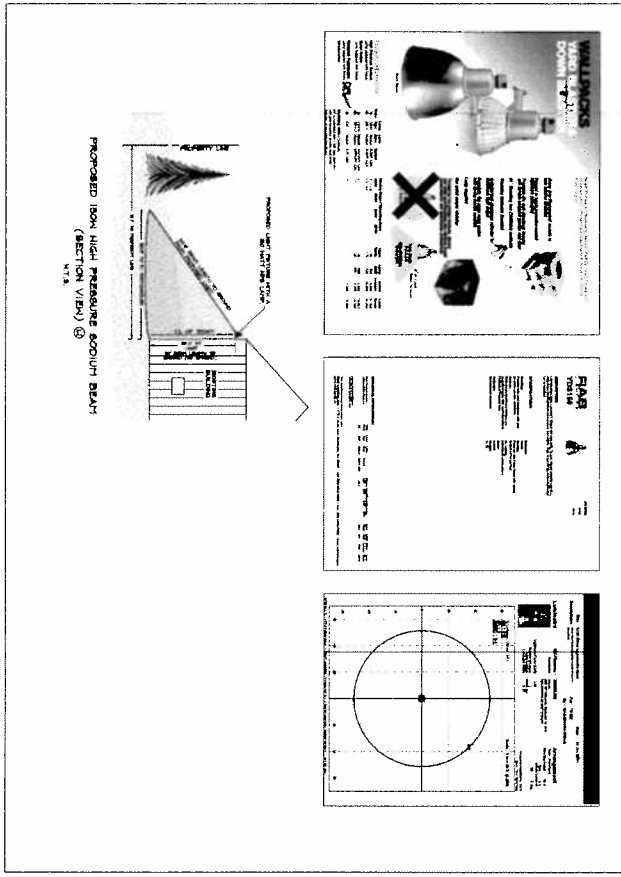
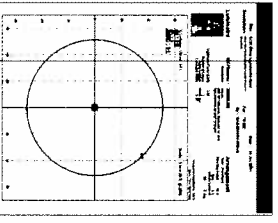
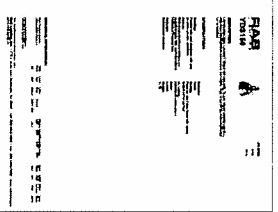
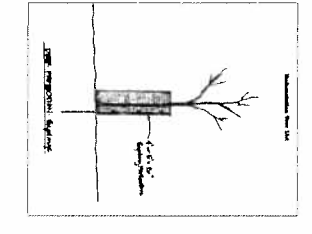
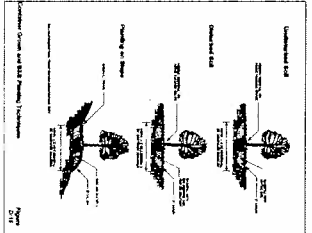
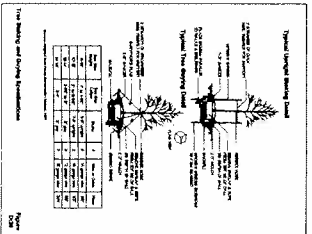
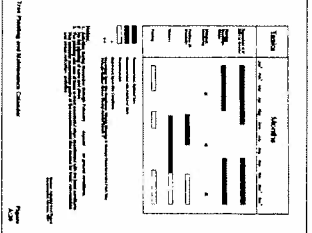
1. PREPARE THE BITE PREPARATION AREA BY REMOVING ALL EXISTING PLANTS, WEEDS, AND GRASS. THE AREA SHOULD BE LEVELLED AND COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. THE BITE PREPARATION AREA SHOULD BE 18" DEEP AND 12" WIDE. THE BITE PREPARATION AREA SHOULD BE 18" DEEP AND 12" WIDE. THE BITE PREPARATION AREA SHOULD BE 18" DEEP AND 12" WIDE.
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GUARANTEE

THE CONTRACTOR SHALL GUARANTEE THE QUALITY OF THE BITE PREPARATION AND PLANTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE BITE PREPARATION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE BITE PREPARATION AREA.

BITE PLANTING GENERAL NOTES

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APPLICANT: 6720 OLNEY LAYTONSVILLE RD, LAYTONSVILLE, MD 20882
 BROOKE GROVE PARCEL 560 & OUTLOT B
 LANDSCAPE AND LIGHTING PLAN

DATE	BY	REVISION	PROJECT	SHEET
10-28-2010	BT	APPLICANT SUBMITTAL APPLICATION SET	10-282	12/2010
11-18-2010	BT	UPDATED PER BOARD REVIEW	BDA	
11-18-2010	BT	ISSUED FOR PRELIMINARY REVIEW	1#=20'	CAS

CONSULTING OF:

**SPECIAL EXCEPTION FOR
JB KLINE LANDSCAPING
6720 OLNEY-LAYTONSVILLE ROAD**
LAYTONSVILLE, MONTGOMERY COUNTY,
MARYLAND 20882

JUNE 1, 2011

CASE NO. S-2807

Prepared by:

LIPMAN FRIZZELL & MITCHELL LLC
Real Estate Appraisers & Consultants
Liberty Place at Columbia Crossing
6240 Old Dobbin Lane – Suite 140
Columbia, Maryland 21045

Submitted to:

Members of the Montgomery County
Board of Appeals
100 Maryland Avenue, Room 217
Rockville, Maryland 20850

LFM - 12888

M. Ronald Lipman, CRE, MAI
George P. Frizzell, CRE, MAI
Ryland L. Mitchell III, CRE, MAI
David H. Brooks, CRE, MAI
Calvin V. Thomas, Jr., MAI
Joseph M. Cronyn

June 1, 2011

Members of the Montgomery County
Board of Appeals
100 Maryland Avenue, Room 217
Rockville, Maryland 20850

RE: Special Exception for
JB Kline Landscaping
6720 Olney-Laytonsville Road
Laytonsville, Maryland

Dear Mr. Brown:

The accompanying report sets forth our opinion and analysis of the special exception for the existing JB Kline Landscaping Company at the above captioned location. Specifically, we have focused on whether this business is detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. This letter and the information contained herein are integral parts of the entire report which cannot be separated.

For this report, we surveyed sales of homes in residential development near the subject and two other landscaping operations in Montgomery County. The following report contains information on these three locations, two of which are in Laytonsville and one is in Ashton.

At each location, we researched the market for sales of homes in the immediate vicinity. We have analyzed home sale prices in these neighborhoods prior to the recent recession and economic downturn when these factors impacted home prices and significantly reduced sales volume. We thus focused primarily on sales activity around 2006 when market conditions were more stable. It is our opinion that the proximity of these landscaping businesses had no bearing on the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.

We conclude that the special exception for this landscaping business in Laytonsville, Maryland as proposed, will not be detrimental to the economic value or development of surrounding properties or the general neighborhood. Further, our research leads us to conclude that the presence of this landscaping business has not been a significant factor in the decision making process of prospective buyers considering the neighborhood. The following report sets forth more detailed information on our analysis, investigation, and conclusions.

Respectfully submitted,

LIPMAN FRIZZELL & MITCHELL LLC

A handwritten signature in black ink, appearing to read "Ryland L. Mitchell III". The signature is fluid and cursive, with a large initial "R" and "M".

Ryland L. Mitchell III, CRE, MAI

RLM/ett

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APPROACH TO ASSIGNMENT

This assignment involves an analysis of the effect on value of surrounding real estate resulting from an existing landscaping business in the Laytonsville area of Montgomery County. For purposes of this analysis, we have identified locations of existing landscaping operations as a first step. An investigation in this regard finds that these facilities exist throughout suburban areas of the county and take a variety of different forms. For this report, we have identified two other landscaping businesses in the Laytonsville and Ashton areas of Montgomery County as having similar orientations as the subject JB Kline Landscaping Company. We have analyzed residential development in the vicinity of each of these facilities tracking sales of homes in these areas during a period of more stable market conditions around 2006.

METHODOLOGY

In the course of this assignment, we performed the following steps.

- 1) From a variety of sources, we identified existing landscaping business locations in Montgomery County.
- 2) We analyzed the locations of these landscaping businesses in comparison with the location of JB Kline Landscaping in Laytonsville. In this regard, our primary concern was in identifying other landscaping businesses that were bordered by detached dwellings in a manner similar to the subject property.
- 3) Based on our analysis, we determined that two other landscaping business locations: one in Laytonsville and one in Ashton, had similar characteristics to the JB Kline Landscaping business in Laytonsville.
- 4) We then looked for sales of homes and/or construction of new homes on lots immediately adjacent existing landscaping operations at the two comparable locations we selected in Laytonsville and Ashton, as well as at the JB Kline property. We utilized a number of different sources in our search for sales data to include the Metropolitan Regional Information Systems (MRIS) and the Maryland Department of Assessments. We next compared sales and new home construction activity at lots bordering these landscaping operations with other activity of that nature in the same subdivisions to see if any price difference was indicated for residential properties farther removed from a landscaping operation as opposed to properties immediately adjacent a landscaping business.
- 5) We have summarized our conclusions at the end of this report following completion of the steps outlined above.

DESCRIPTION OF PROPOSED SPECIAL EXCEPTION

The JB Kline Landscaping Company has been in continuous operation at this present location in Laytonsville since 1986. This property is on the western side of Olney-Laytonsville Road (MD Route 108), a short distance south of its intersection with Warfield Road and across the street from Stadler Nursery. The subject property consists of approximately 5.63 acres supporting this landscaping business and related improvements, plus a detached dwelling along the Olney-Laytonsville Road frontage. Current zoning of the subject is R-200 with a landscape contractor use permitted as a special exception under this category. For purposes of this assignment, we have inspected the JB Kline property, reviewed their special exception plan and read their statement of operations.

The proposed special exception for the subject property seeks approval to continue the existing landscape contractor operation and permit existing building/improvements to remain. This application establishes a maximum number of employees and vehicles that will be allowed on the subject property at any time. While certain materials are proposed to be stored on-site, there will be no mulch manufacturing on-site. Specific hours of operation are proposed on Monday through Saturday with the business closed on Sunday. Extended hours may be required when emergency snow removal operations are necessary. A limited number of deliveries for supplies, trash pick-ups, yard trimming pickups and recycling are set forth in the application. The only outdoor lighting which is anticipated is that which is existing on or near the residence and one office building. No customers of the business will visit the property. No hazardous waste will be stored on the property at any time. No pesticides, chemicals or manure will be stored on the property at any time. No wholesale or retail nursery business or mulch/compost manufacturing operation will be conducted at the property. This business operation will comply with Montgomery's noise ordinance.

Landscaping services provided by JB Kline include lawn care, hardscape design and installation, landscape design, installation/maintenance and seasonal snow removal. Most company employees arrive at the property between 7:00 to 7:30 in the morning and then leave to the service job sites returning to this property between 5:00 to 5:30 in the evening. On-site parking for employee and business vehicles will be setback a minimum of 50 feet from the property lines and screened by mature trees. Any current operations closer than 50 feet to the subject property line will be relocated so as to comply with the required 50 foot setback and which in some cases will be increased to approximately 150 feet. At the western end of the subject property a 6 foot high berm will be constructed to provide additional screening and noise attenuation, plus trees will also be planted around the perimeter of the site. No expansion of current activity is planned at the subject property.

1 - JB KLINE LANDSCAPING

Location: 6720 Olney-Laytonsville Road
Laytonsville, Maryland 20882

Description: JB Kline Landscaping has been in business at this location since 1986. Detached dwellings surround this property having been built in the Brooke Grove subdivision to the south in 1994-1996, on a lot to the north in 2004 and along Warfield Road to the west primarily in the 1980's. The JB Kline property totals 5.63 acres including the detached dwelling and supporting land at the Olney-Laytonsville Road frontage.

Sales:

- 1) The detached dwelling at 6800 Olney-Laytonsville Road sold in March 2006 for \$685,000 (\$315/sq.ft.). This two story and basement dwelling was built in 2004 containing 2,176 sq.ft. of improvements with 1.31 acres of supporting land (P508).
- 2) The detached dwelling at 6838 Warfield Road sold in May 2006 for \$554,000 (\$273/sq.ft.). This two story and basement dwelling was built in 1987 containing 2,030 sq.ft. of improvements with 0.78 acres of supporting land (Lot 16, Block A).
- 3) The detached dwelling at 20929 Brooke Knolls Road sold in January 2007 for \$710,000 (\$236/sq.ft.). This two story and basement dwelling was built in 1995 containing 2,568 sq.ft. of improvements with 1.09 acres of supporting land (Lot 25, Block B).
- 4) The detached dwelling at 20922 Brooke Knolls Road was offered for sale during April to July 2010 at an initial asking price of \$759,000 (\$245/sq.ft.) which was reduced to \$729,950 (\$236/sq.ft.) when the listing was withdrawn. According to MRIS records, the property was placed under contract by a prospective purchaser who was unable to go to settlement because they could not sell their house. This two story and basement dwelling was built in 1996 containing 3,092 sq.ft. of improvements with 1.60 acres of supporting land (Lot 22, Block A).

Conclusions: The preceding discussion of sales in the 2006 timeframe involve detached dwellings to the north, west and south of the JB Kline Landscaping Company. A 4th property also is listed which is immediately south of the JB Kline property that was offered for sale in 2010, but which reportedly did not settle because the purchaser was unable to sell their home. All four of the properties discussed herein involve dwellings that were built after the JB Kline Landscaping business was already in operation. Nos. 3 and 4 are located south of the JB Kline property and are part of the Brooke Grove Subdivision consisting of 20 lots on which new homes were built by Kettler Forlines in 1994 to 1996. No. 1 represents a new home built in 2004 and No. 2 was built in 1987. It is thus clear that all of the purchasers of these properties did not believe the existing JB Kline Landscaping property represented a reason not to acquire these dwellings.

Sales 1, 2 and 3 require downward adjustment for superior market conditions at their date of sale in comparison with No. 4 which was an offering that did not settle. Both Nos. 3 and 4 were built by Kettler Forlines to the south of JB Kline Landscaping on Brooke Knolls Road. Sale No. 3 is a property having a smaller dwelling with a smaller supporting land area than No. 4 but, again, it is noted that when No. 4 was being offered for sale in 2010, the economy and general market conditions were much worse resulting in generally lower prices.

JB Kline Landscaping



APRIL 6, 2011 PHOTOS
JB KLINE LANDSCAPING

Views of Southern Border of JB Kline Property



APRIL 6, 2011 PHOTOS
JB KLINE LANDSCAPING

View of JB Kline Buildings



APRIL 6, 2011 PHOTOS
JB KLINE LANDSCAPING

View of Kline Buildings and Site



2 - GAZEBO GARDENS

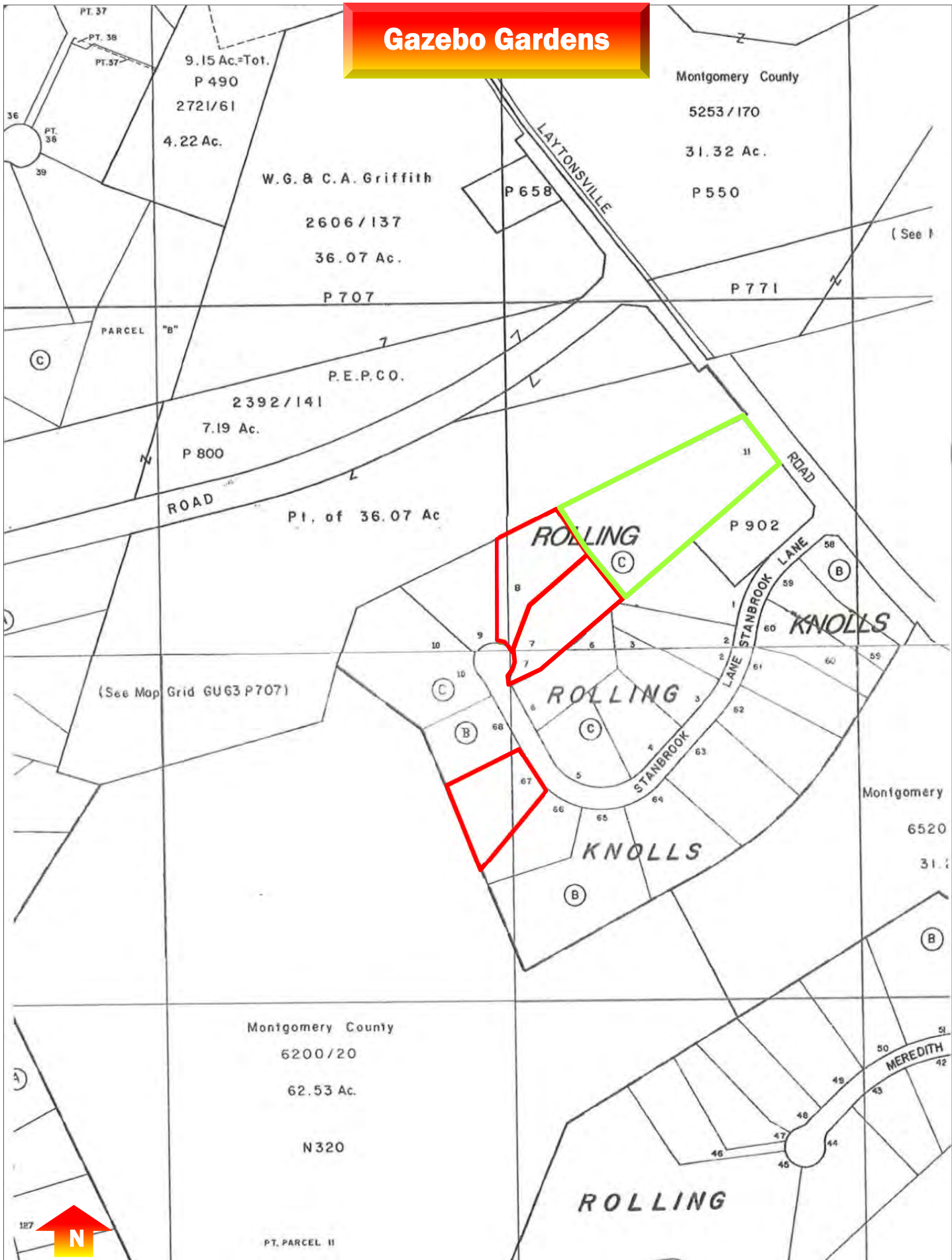
Location: 5826 Olney-Laytonsville Road
Laytonsville, Maryland 20882

Description: Detached dwellings in the Rolling Knolls Subdivision border this property to the south and west having been built between 1988-2000. The present owner of Gazebo Gardens has been conducting their operation at this location since they acquired the property in 2002 from another landscaping firm that had also conducted a similar business at this same location since at least 1995. This property totals 3.33 acres of land utilized in this operation.

- Sales:**
- 1) The detached dwelling at 5741 Stanbrook Lane, also identified as Lot 7 in Block C of Rolling Knolls, was built in 2000. This one story and basement structure contains 2,592 sq.ft. of improvements with 1.28 acres of supporting land. This detached dwelling was built by Zachary Homes for the present owner at a price of \$437,982 (\$169/sq.ft.) in June 2000.
 - 2) The detached dwelling at 5745 Stanbrook Lane, also known as Lot 8 in Block C of Rolling Knolls, was built in 1997. This is a two story and basement dwelling containing 3,950 sq.ft. of improvements with 1.24 acres of supporting land. The present owner of this property acquired the vacant lot in May 1997 for \$108,500 and then had the new home constructed.
 - 3) The detached dwelling at 5736 Stanbrook Lane, also known as Lot 67 in Block B of Rolling Knolls, sold in June 2006 for \$795,000 (\$252/sq.ft.). This two story and basement dwelling was built in 1988 containing 3,156 sq.ft. of improvements with 1.12 acres of supporting land.

Conclusions: More than one owner has operated a landscaping business at this property on a continuous basis since at least 1995. At that point in time, homes had not been built around the cul-de-sac at the end of Stanbrook Lane in the Rolling Knolls Subdivision. We have presented herein information on Lots 7 and 8 which immediately abut the western border of the Gazebo Gardens Landscaping operation. These homes were built in 1997 and 2000 indicating that at least those two property owners did not believe Gazebo Gardens represented an adverse influence on the value of their property. No. 3 is the sale of a detached dwelling on the west side of Stanbrook Lane to the southwest of Gazebo Gardens.

Gazebo Gardens



Gazebo Gardens



3 - RUPPERT LANDSCAPING (NOW GREENSKEEPER)

Location: 17701 New Hampshire Avenue
Ashton, Maryland 20861

Description: Ruppert Nurseries was located on this approximately 8.68 acres for at least 20 years until they relocated their operations around 2003. They then leased this property for similar operations by TruGreen and Valley Crest until selling the property to Greenskeeper Landscaping in 2010. Bordering this property to the east and north are detached dwellings in the Sam Rice Manor Subdivision that were built during the 1960's.

Sales: Detached dwellings in two subdivisions border this landscaping business. Houses in the Sam Rice Manor Subdivision were built in the 1960's prior to the start of a landscaping business, while new homes were built in the four-lot Ashton Subdivision in 2003 after a landscaping operation had been in business for many years. One lot in each of these two subdivisions borders the rear of this landscaping business. House sales on each of these lots will be compared with other house sales in each subdivision around the same time period that are further removed from the landscaping business. These sales are as follows:

Sam Rice Manor Subdivision

- 1) The detached dwelling at 328 Westlawn Drive sold in September 2006 for \$620,000 (\$329/sq.ft.). This one story and basement dwelling was built in 1968 containing 1,887 sq.ft. of improvements with 1.02 acres of supporting land (Lot 10, Block C). This property is at the end of Westlawn Drive bordering the landscaping business.
- 2) The detached dwelling at 320 Westlawn Drive sold in January 2007 for \$585,000 (\$319/sq.ft.). This one story and basement dwelling was built in 1969 containing 1,836 sq.ft. of improvements with 0.82 acres of supporting land (Lot 9, Block C).
- 3) The detached dwelling at 17823 Tree Lawn Drive sold in May 2008 for \$575,000 (\$240/sq.ft.). This two story and basement dwelling was built in 1965 containing 2,394 sq.ft. with 1.10 acres of supporting land (Lot 7, Block E).
- 4) The detached dwelling at 17824 Tree Lawn Drive sold in September 2005 for \$620,000 (\$252/sq.ft.). This two story and basement dwelling was built in 1967 containing 2,464 sq.ft. with 0.57 acres of supporting land (Lot 15, Block D).

Ashton Subdivision

- 1) The detached dwelling at 17737 New Hampshire Avenue sold in November 2003 for \$968,413 (\$170/sq.ft.). This two story and basement dwelling was built in 2003 containing 5,694 sq.ft. with 6.36 acres of supporting land (Lot 3). This property borders the northwestern corner of the landscaping business.

- 2) The detached dwelling at 17739 New Hampshire Avenue sold in October 2003 for \$966,433 (\$213/sq.ft.). This two story and basement dwelling was built in 2003 containing 4,544 sq.ft. with 3.62 acres of supporting land (Lot 2).
- 3) The detached dwelling at 17741 New Hampshire Avenue sold in September 2003 for \$1,179,768 (\$168/sq.ft.). This two story and basement dwelling was built in 2003 containing 7,006 sq.ft. with 7.67 acres of supporting land (Lot 1).
- 4) The detached dwelling at 17735 New Hampshire Avenue sold in July 2003 for \$931,565 (\$124/sq.ft.). This two story and basement dwelling was built in 2003 containing 7,502 sq.ft. with 7.55 acres of supporting land (Lot 4).

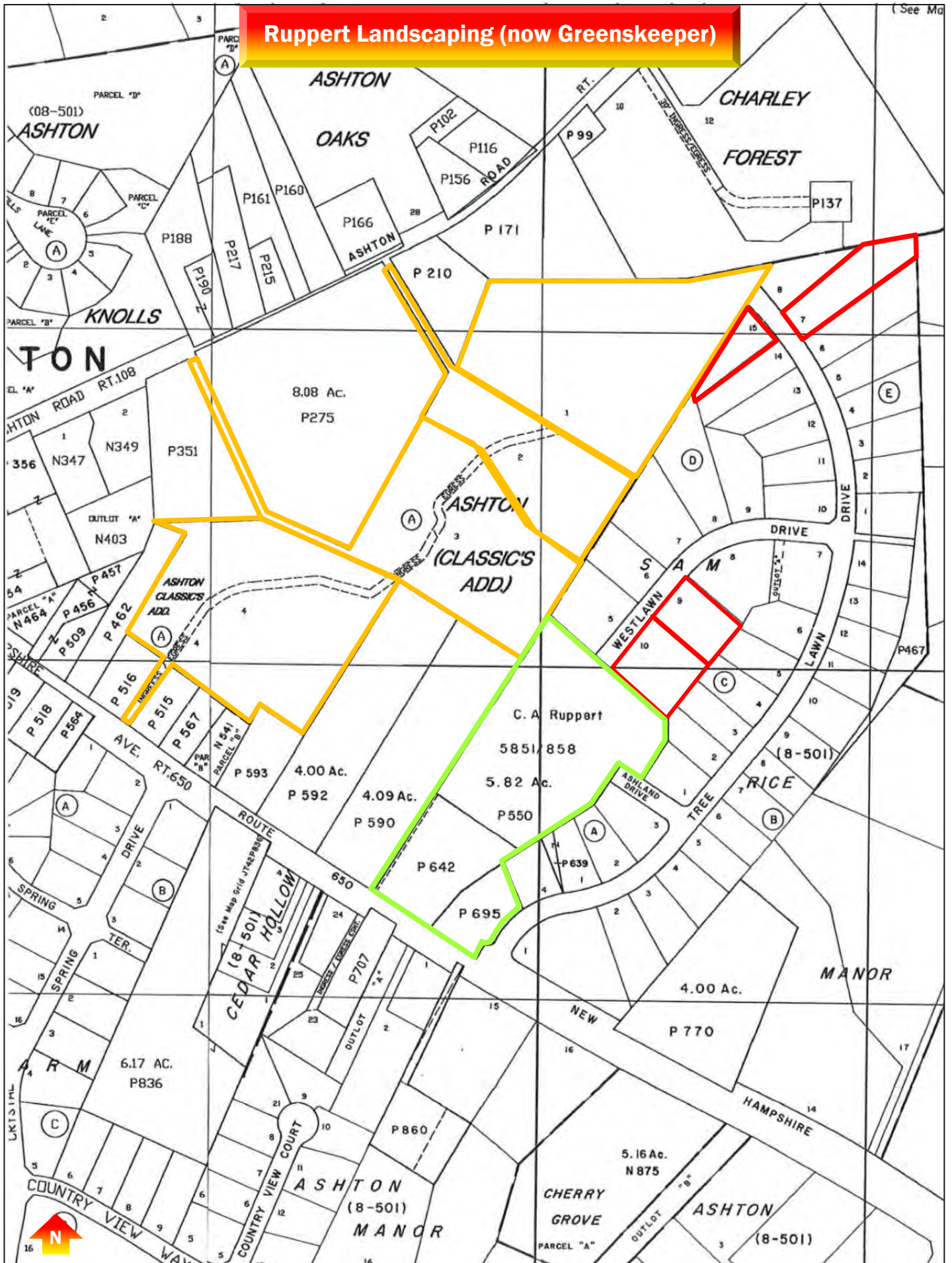
Conclusions:

This property has continuously operated as a landscaping business since about 1984 and possibly longer. Based on our investigation of house sales in two residential subdivisions bordering this landscaping business, we developed the following information. The Sam Rice Manor subdivision borders the landscaping operation to the east and north. This subdivision consists primarily of detached dwellings built before this landscaping operation began. Sale No. 1 in Sam Rice Manor subdivision is at the end of Westlawn Drive on the northeastern border of this landscaping business. That sale took place in September 2006 at an indicated rate of \$329/sq.ft. of improvements. Sale Nos. 2, 3 and 4 in this subdivision occurred during the period of 2005 to 2008 on Westlawn and Tree Lawn Drives involving homes farther removed from the landscaping business than Sale No. 1. Indicated price per square foot of improvements for these three sales range from \$240 to \$319/sq.ft. of improvements. These lower per square foot prices also correspond to absolute prices ranging from \$575,000 to \$620,000 with Sale No. 1 adjacent the landscaping business at the high end of that range, also at \$620,000.

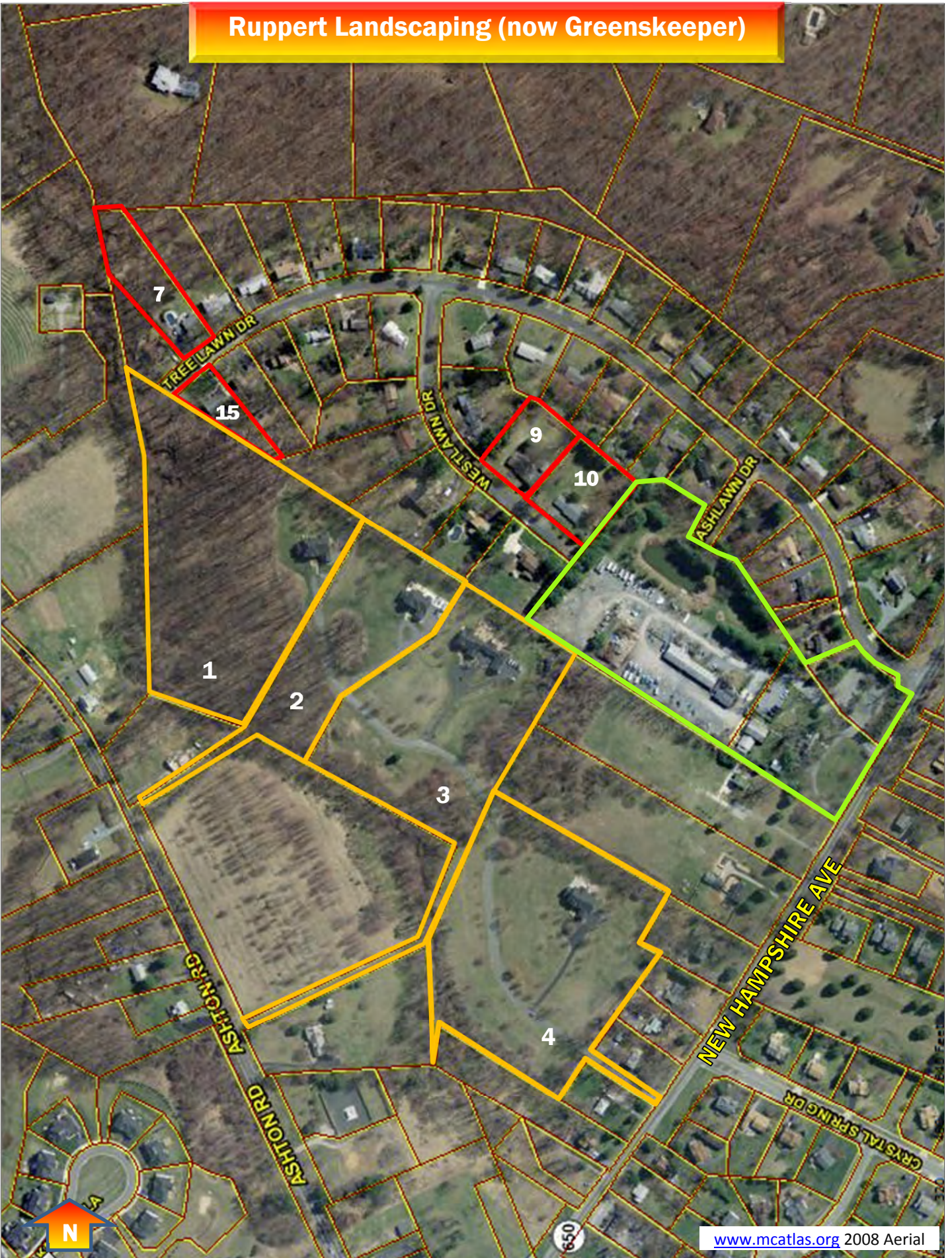
In a similar manner, we investigated new home sales in the Ashton subdivision with Sale No. 1 located at the northwestern corner of this landscaping business. This property at 17737 New Hampshire Avenue sold in 2003 for \$968,413 or \$170/sq.ft. of improvements. This new home contained 5,694 sq.ft. with 6.36 acres of supporting land. The other three dwellings in this four lot subdivision also sold during 2003 and were improved with new dwellings. These other three properties contained dwellings ranging in size from 4,544 sq.ft. to 7,502 sq.ft. with land areas from 3.62 to 7.67 acres. Sales 2, 3 and 4 ranged from \$124 to \$213/sq.ft. of improvements with the high end of this range being the smallest of these four properties. Absolute prices ranged from \$931,565 to \$1,179,768 with Sale No. 1 at the border of the landscaping business being within this range.

After reviewing the preceding information, it is our opinion that the landscaping business conducted at this property has not had a negative influence on value of homes in the adjoining Sam Rice Manor and Ashton Subdivisions.

Ruppert Landscaping (now Greenskeeper)



Ruppert Landscaping (now Greenskeeper)



SUMMARY OF CONCLUSIONS

- 1) It is our opinion that the existing subject landscaping business in Laytonsville is not a detrimental influence on the value of surrounding property or the general neighborhood.
- 2) Our analysis of the market found no relationship between the existence of a landscaping business and prices paid for nearby dwellings. Our investigation indicated no evidence of a decline in value of residential real estate which could be attributed to the existence of nearby landscaping businesses.
- 3) In addition to analyzing sales activity of homes in proximity to landscaping businesses, we also found examples of new home construction on lots immediately adjoining a landscaping business. We found no significant difference in value for new homes built immediately adjacent a landscaping business as opposed to other homes in the same subdivisions farther removed from the landscaping operation. We consider this information as an indication that home owners do not consider a landscaping business on an adjoining property as being a detrimental influence.
- 4) Based on our investigation and analysis, it is our opinion that the proposed special exception for the existing JB Kline Landscaping Company will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood.

UNDERLYING ASSUMPTIONS & CONTINGENT CONDITIONS

This consulting assignment is subject to the following limiting conditions:

That the legal description if furnished us is assumed to be correct.

That no responsibility is assumed for matters legal in character, nor is any opinion rendered by us to title which is assumed to be marketable. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.

That no one provided significant professional assistance to the person signing this report. (If there are exceptions, the name of each individual providing significant professional assistance must be stated.)

That the stamps and/or consideration placed on deeds used to indicate sales are in correct relationship to the actual dollar amount of the transaction.

That unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.

That the consultant is not required to give testimony or attendance in court by reason of this consulting assignment, unless previous arrangements have been made therefore.

The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation consulting assignment of a combination of values created by another consultant. Either is invalidated if so used. The current (as of the date of consulting assignment) purchasing power of the dollar is the basis for our value; no extreme fluctuations in economic cycles are anticipated.

The plans in this report are included to assist the reader in visualizing the property. The consultant has made no survey of the property and assumed no responsibility in connection with such matters.

Information, estimates and opinions contained in this report, obtained from sources outside of this office, are considered reliable, however, no liability for them can be assumed by the consultant.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purposes by any but the client without the previous written consent of the consultant or the client, and in any event, only with proper qualification. Further, neither all nor any part of this consulting assignment report shall be disseminated to the general public by the use of media or public communication without the prior written consent of the consultant(s) signing this consulting assignment report.

That this consulting assignment shall be considered in its entirety. No part thereof shall be utilized separately or out of context.

That the value found herein is subject to these and to any other predications set forth in the body of this report but which may have been inadvertently omitted herein.

That, if required by governmental authorities, any environmental impact statement prepared for the subject property will be favorable and will win approval of the appropriate regulatory bodies.

That, unless otherwise noted in the body of this report, this consulting assignment assumes that the subject property does not fall within the areas where mandatory flood insurance is effective.

That, if the consulting assignment is for mortgage loan purposes 1) we assume physical completion, 2) no consideration has been given rent loss during rent-up unless otherwise noted in the body of this report, and 3) occupancy at levels consistent with our "Income & Expense Projection" are anticipated.

It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.

It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

That this consulting assignment is not intended to be used, and may not be used, on behalf of or in connection with a real estate syndicate or syndicates. A real estate syndicate means a general or limited partnership, joint venture, unincorporated association or similar organization formed for the purpose of, and engaged in, an investment or gain from and interest in real property, including, but not limited to a sale or exchange, trade or development of such real property, on behalf of others, or which is required to be registered with the United States Securities and Exchange Commission or any state regulatory agency which regulates investments made as a public offering. It is agreed that any user of this consulting assignment who uses it contrary to the prohibitions in this section indemnifies the consultant and the consultant's firm and holds them harmless of and from all claims, including attorney's fees, arising from said use.

Unless expressly specified in the Agreement, the fee for this consulting assignment does not include the attendance or giving of testimony by Consultant at any court, regulatory, or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Lipman Frizzell & Mitchell LLC is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, Client shall compensate Consultant for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Consultant's then current hourly rate plus reimbursement of expenses.

Unless otherwise stated in this report, the existence of hazardous material¹, which may or may not be present on the property, was not observed by the consultant. The consultant has no knowledge of the existence of such materials on or in the property. The consultant, however, is not qualified to detect such substances. The presence of substances such as asbestos, ureaformaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicted on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

Unless otherwise noted in the body of this report, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of nontidal wetland conditions on the subject property.

Acceptance of and/or use of this consulting assignment report constitutes acceptance of the foregoing general assumptions and general limiting conditions.

¹ Ureaformaldehyde Foam Insulation, Radon Gas, Asbestos Products, Lead or Lead Based Products, Toxic Waste Contaminants.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- 1) the statements of fact contained in this report are true and correct.
- 2) the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.
- 3) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- 4) I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- 5) my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6) my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal consulting assignment.
- 7) my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- 8) I have made a personal inspection of the property that is the subject of this report.
- 9) no one provided significant real property appraisal consulting assistance to the person signing this certification.



Ryland L. Mitchell III, CRE, MAI

June 1, 2011

QUALIFICATIONS OF CONSULTANT - RYLAND L. MITCHELL III, CRE, MAI

MEMBER:

Member (CRE): American Society of Real Estate Counselors
Member (MAI): Appraisal Institute
Affiliate Member: Greater Washington Commercial Association of Realtors

EDUCATION:

Bachelor of Science Degree in Business Administration, University of Richmond, 1965
Graduate School majoring in Real Estate, University of Florida, 1969-70

TEACHING:

Instructor for basic Real Estate Appraisal Course, University of Baltimore, 1976-80
Instructor for Maryland Assessment Officers School, 1977-86
Instructor for GRI Courses of Maryland Association of Realtors, 1978-86
Instructor for AIREA Condemnation/Litigation Course in Baltimore, Maryland, 1979-80 and at American University, 1983
Instructor for AIREA Course entitled "Real Estate Appraisal Principles" at University of Minnesota, 1980 and at American University, 1981-90 and 1993-94

EXPERIENCE:

Associate Appraiser with McCurdy-Lipman & Associates, 1970-77
Partner - Lipman Frizzell & Mitchell LLC, 1977 to present
Actively engaged in appraising since 1970 and counseling since 1977
Qualified as an Expert Witness in U.S. District Court of Maryland, Federal Bankruptcy Courts, Maryland Tax Court, Superior Court of the District of Columbia, and Circuit Court in various Maryland Counties

Assignments include counseling and valuation of commercial, industrial, residential and special purpose properties, as well as unimproved land; real estate tax assessment analysis; and market/feasibility studies primarily in the State of Maryland, Commonwealth of Virginia, and Washington, D.C. metropolitan area.

LICENSING:

Certified General Real Property Appraiser in the District of Columbia
Certified General Real Property Appraiser in the State of Maryland
Certified General Real Property Appraiser in the Commonwealth of Virginia

Existing Site



The office is located on the left side with the existing maintenance/storage building on the right.



The office will lose a corner of the building to meet the required setbacks.



A building used to store equipment. This building will be removed.



Driveway to Olney-Laytonsville Road.



Storage shed



Outdoor bulk storage areas. These areas are screened by the white pines that surround the property.









Existing wood splitter. The applicant has agreed to only use the wood splitter off site.



Gravel employee parking lot.

Impervious Area Schematic - Revised 8/4/11

GENERAL NOTES

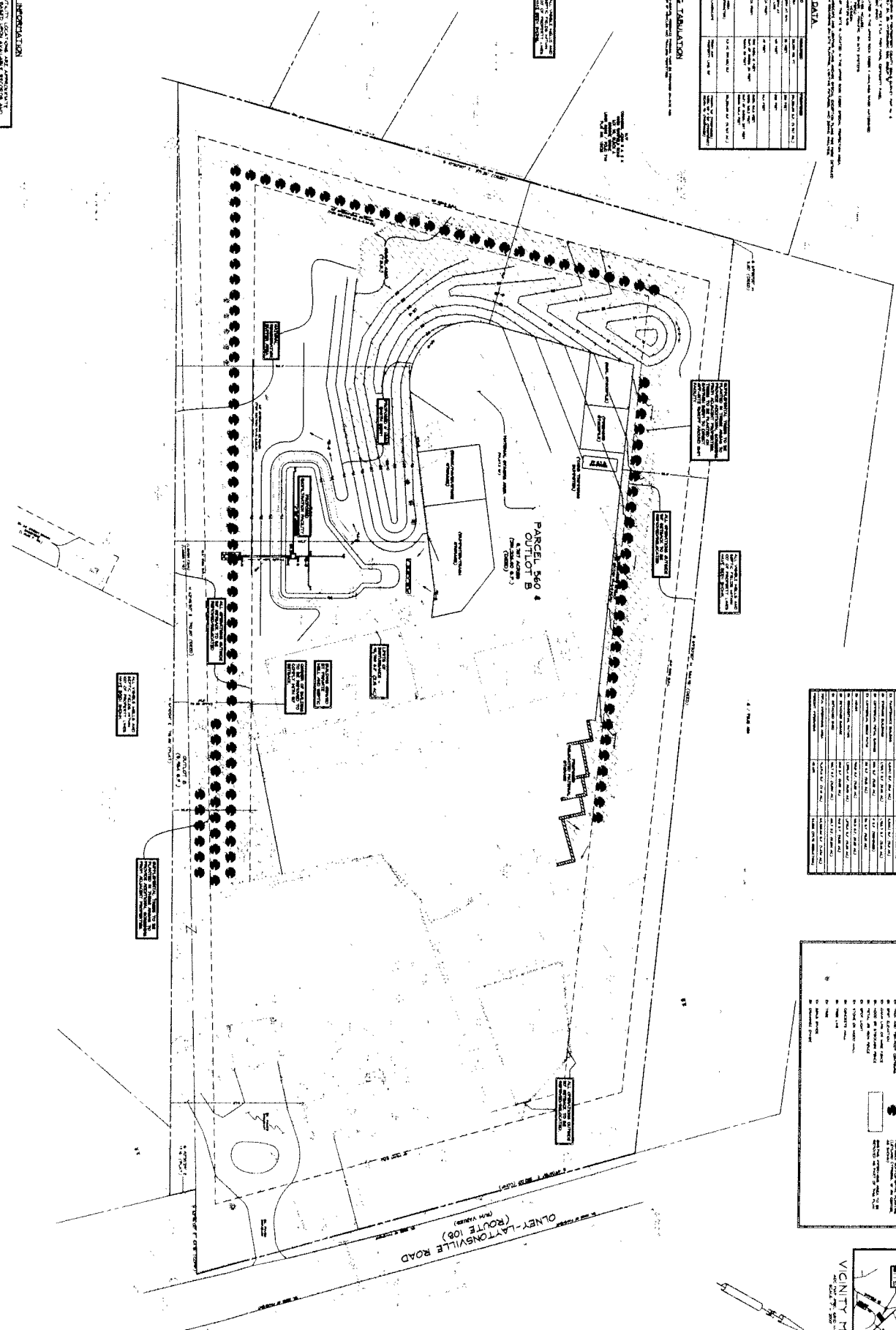
1. This Schematic is based on the information provided by the applicant and is not a guarantee of accuracy.
2. The applicant is responsible for providing accurate information regarding the location and extent of impervious areas.
3. The applicant is responsible for providing accurate information regarding the location and extent of pervious areas.
4. The applicant is responsible for providing accurate information regarding the location and extent of water bodies.
5. The applicant is responsible for providing accurate information regarding the location and extent of other features.
6. The applicant is responsible for providing accurate information regarding the location and extent of other features.
7. The applicant is responsible for providing accurate information regarding the location and extent of other features.
8. The applicant is responsible for providing accurate information regarding the location and extent of other features.
9. The applicant is responsible for providing accurate information regarding the location and extent of other features.
10. The applicant is responsible for providing accurate information regarding the location and extent of other features.

ZONING DATA

Zone	Permitted Uses	Maximum Building Height	Maximum Lot Coverage	Maximum Floor Area Ratio	Minimum Lot Area	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback
Residential Single-Family	Single-Family Detached	35 Feet	35%	0.4	10,000 sq. ft.	10 Feet	5 Feet	10 Feet
Residential Medium-Density	Single-Family Detached, Single-Family Attached	35 Feet	40%	0.5	10,000 sq. ft.	10 Feet	5 Feet	10 Feet
Residential High-Density	Single-Family Detached, Single-Family Attached, Multi-Family	35 Feet	45%	0.6	10,000 sq. ft.	10 Feet	5 Feet	10 Feet

PARCEL INFORMATION

Parcel ID	Area (Acres)	Permitted Uses
Parcel 560 & Outlot B	4.87	Residential Single-Family

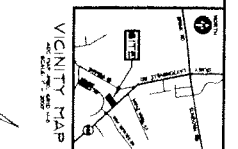


IMPERVIOUS AREA COMPARISON WITHIN 30' A

Area	Impervious Area (sq. ft.)	Pervious Area (sq. ft.)
Parcel 560 & Outlot B	100,000	200,000

LEGEND

- Impervious Area
- Pervious Area
- Water Body
- Other Features



QUALITY ASSURANCE

Item	Check	Date
Design Accuracy	Yes	8/4/11
Code Compliance	Yes	8/4/11
Regulatory Requirements	Yes	8/4/11

PROFESSIONAL ENGINEER CERTIFICATION

6720 OLNEY LATONSVILLE RD
PARCEL 560 & OUTLOT B
BROOKE GROVE
IMPERVIOUS AREA SCHEMATIC

AS ENGINEERING
CIVIL - SURVEYING - LAND PLANNING
DIVISION OF CAS ENGINEERING, INC.
180 West Main Street, Suite 100, Raleigh, NC 27601
Phone: (919) 867-8833 Fax: (919) 867-8835 Website: www.as-engineering.com

6720 OLNEY LATONSVILLE RD, LATONSVILLE, MD 20882
DEED LINE 10087 / DEED POLY 108
DEED LINE 1009 / DEED POLY 72

PARCEL 560 & OUTLOT B
BROOKE GROVE
LATONSVILLE (DIST.) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

IMPERVIOUS AREA SCHEMATIC

DATE	BY	REVISION	PROJECT	DATE
10-28-12	AS	ISSUED PER PLAN APPLICATION SET	10-28-12	12/2010
	AS	ISSUED PER PLAN APPLICATION SET		
	AS	ISSUED FOR PRELIMINARY REVIEW	BDA	EDT
	AS	ISSUED PER PLAN TO SHOW INITIAL SCHEDULE TO BE REVIEWED	CU	
	AS	ISSUED PER PLAN APPLICATION SET	1"=20'	CAB

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. The purpose of this set of notes is to provide a minimum standard of erosion and sediment control for all construction projects in the State of Maryland.
2. The notes are intended to be used in conjunction with the Maryland Erosion and Sediment Control Act, Chapter 102, Subchapter 10, of the State Code.
3. The notes apply to all construction projects, regardless of size, that require a permit from the Department of the Environment.
4. The notes are intended to be used as a guide and do not constitute a contract.
5. The notes are intended to be used in conjunction with the Maryland Erosion and Sediment Control Act, Chapter 102, Subchapter 10, of the State Code.
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9. The notes apply to all construction projects, regardless of size, that require a permit from the Department of the Environment.
10. The notes are intended to be used as a guide and do not constitute a contract.

BIORETENTION SPECIFICATIONS

1. The purpose of this set of specifications is to provide a minimum standard of bioretention for all construction projects in the State of Maryland.

2. The specifications are intended to be used in conjunction with the Maryland Erosion and Sediment Control Act, Chapter 102, Subchapter 10, of the State Code.

3. The specifications apply to all construction projects, regardless of size, that require a permit from the Department of the Environment.

4. The specifications are intended to be used as a guide and do not constitute a contract.

5. The specifications are intended to be used in conjunction with the Maryland Erosion and Sediment Control Act, Chapter 102, Subchapter 10, of the State Code.

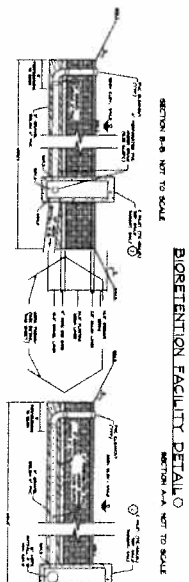
6. The specifications apply to all construction projects, regardless of size, that require a permit from the Department of the Environment.

7. The specifications are intended to be used as a guide and do not constitute a contract.

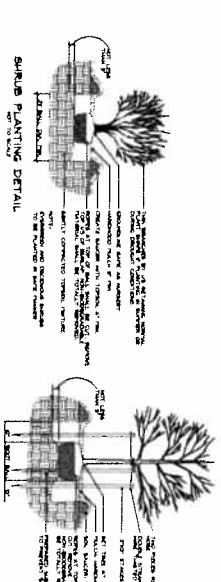
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9. The specifications apply to all construction projects, regardless of size, that require a permit from the Department of the Environment.

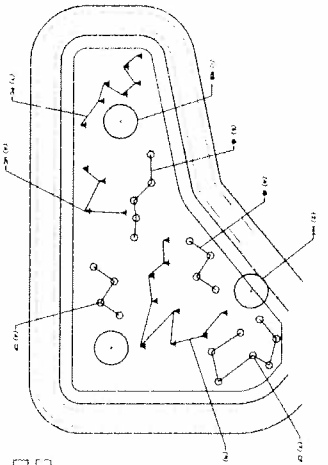
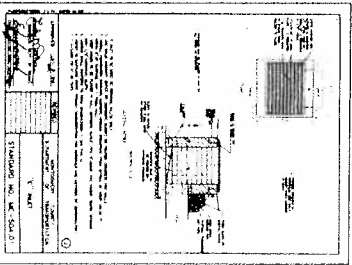
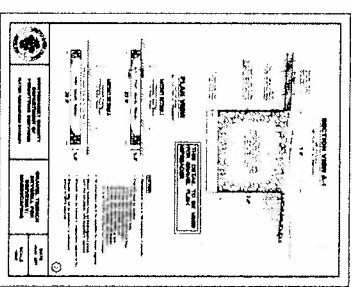
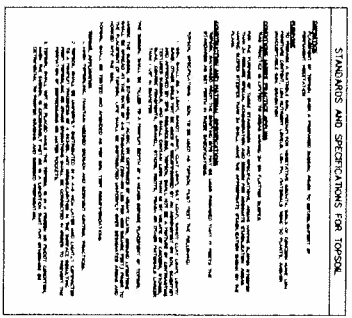
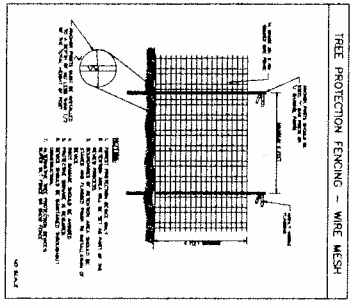
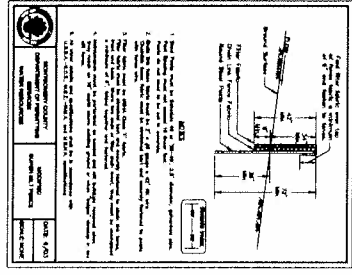
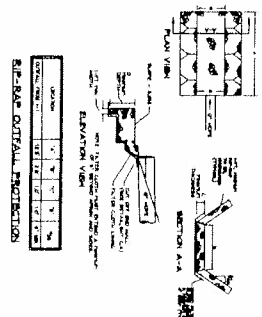
10. The specifications are intended to be used as a guide and do not constitute a contract.



- BIORETENTION FACILITY NOTES**
1. The purpose of this set of notes is to provide a minimum standard of bioretention for all construction projects in the State of Maryland.
 2. The notes are intended to be used in conjunction with the Maryland Erosion and Sediment Control Act, Chapter 102, Subchapter 10, of the State Code.
 3. The notes apply to all construction projects, regardless of size, that require a permit from the Department of the Environment.
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 10. The notes are intended to be used as a guide and do not constitute a contract.



SHRUB & EVERGREEN TREE PLANTING DETAIL



- BIORETENTION FACILITY LEGEND**
- PLANTING LOCATION
 - PLANTING SPECIES
 - PLANTING SIZE
 - PLANTING DATE
 - PLANTING NOTES

TABLE A-1. BIORETENTION FACILITY LANDSCAPE PLANT LIST

ID	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	PLANTING DATE	PLANTING NOTES	QUANTITY	REMARKS
1	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
2	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
3	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
4	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
5	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
6	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
7	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
8	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
9	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	
10	○	DOGWOOD	CORNUS DOGWOOD	12"	2024	PLANTING DATE	10	

PROFESSIONAL ENGINEER CERTIFICATION

God A. Salgado

DATE: 10/27/2010

6720 QUINCY LATTONSVILLE RD
 PARCEL 560 & OUTLOT B
 BROOKE GROVE
 PRELIMINARY / FINAL
 WATER QUALITY PLAN

AS ENGINEERING
 CIVIL - SURVEYING - LAND PLANNING
 188 West Republic Blvd., Suite 100, Brook Grove, MD 21030
 Phone: (301) 857-8031 Fax: (301) 857-8045 Website: www.as-engineering.com

4750 QUINCY LATTONSVILLE RD, LATTONSVILLE, MD 20882
 (202) 462-7600 / (301) 857-8031
 (301) 857-8045 / (301) 857-8031

PARCEL 560 & OUTLOT B
BROOKE GROVE
 LATTONSVILLE (202) ELECTION DISTRICT 1
 HANOVER COUNTY, VIRGINIA

PRELIMINARY / FINAL WATER QUALITY PLAN

DATE	BY	REVISION
10-28-2010	AS	ISSUED FOR PERMIT APPLICATION SET
10-28-2010	AS	REVISED FOR PERMIT REVIEW
10-28-2010	AS	REVISED PER PLAN TO ADD PERMIT NUMBER TO BE NUMBERED
10-28-2010	AS	REVISED PER PLAN TO ADD PERMIT NUMBER TO BE NUMBERED
10-28-2010	AS	REVISED PER PLAN TO ADD PERMIT NUMBER TO BE NUMBERED
10-28-2010	AS	REVISED PER PLAN TO ADD PERMIT NUMBER TO BE NUMBERED

10-282
 SDA
 1"=20'