



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Site Plan Review #8-85104

Project Burtonsville Ltd. Partnership Property, Parcels 3 & 4

On October 9, 1985, A. M. Thomas & Associates submitted an application for the approval of a site plan for property in the C-1/O-M zone. The application was designated Site Plan Review #8-85104.

On December 4, 1985, Site Plan Review #8-85104 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the site plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
4. the Site Plan is consistent with the approved Zoning Case G-466.

and approves Site Plan Review #8-85104 subject to the following conditions:

1. Submittal of Development Program and Site Plan Enforcement Agreement that are acceptable to staff.
2. Provide attractive plantings of native species trees and shrubs where possible for stormwater management pond within Parcel 3 that are acceptable to staff.

3. Submittal of Storm Drain, Stormwater Management and Sediment Control Plans and computations as requested in a November 21, 1985 memo by M-NCPPC Environmental Planning Division. All plans shall be reviewed by and acceptable to staff.