
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: December 3, 2008

SUBJECT: SDP-08-004/AFP-08-034

TITLE: Maryland Carpet and Tile

REQUEST: **AMENDMENT TO SCHEMATIC/FINAL
PLAN APPROVAL**
4,318 square foot mixed use building

ADDRESS: 305 North Frederick Avenue

ZONE: CD (Corridor Development)

OWNER/APPLICANT: Ali Asgari

ARCHITECT/ENGINEER: Rafik Bazikian – Bazikian Consultants

STAFF LIASON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

- Exhibit 1: Amendment to Schematic Development Plan application
- Exhibit 2: Amendment to Final Plan application
- Exhibit 3: Site location map
- Exhibit 4: Memorandum from Greg Ossont, dated January 16, 2007
- Exhibit 5: Memorandum from Greg Ossont, dated August 8, 2007
- Exhibit 7: Memorandum from Greg Ossont, dated September 29, 2008
- Exhibit 8: Cover Sheet from Mayor and Council meeting, October 6, 2008
- Exhibit 9: City Council Minutes, October 6, 2008
- Exhibit 10: Parking waiver request letter
- Exhibit 11: Previously approved site plan, SDP-07-003/AFP-07-043
- Exhibit 12: Previously approved elevations, SDP-07-003/AFP-07-043
- Exhibit 13: Existing conditions plan
- Exhibit 14: Proposed site plans (3 pages)
- Exhibit 15: Proposed landscape & lighting plan
- Exhibit 16: Proposed floor plans (3 pages)
- Exhibit 17: Building section
- Exhibit 18: Proposed elevations (2 pages)

STAFF COMMENTS

I. BACKGROUND:

Applications have been filed requesting an amendment to an approved schematic development and final site plan to reduce a proposed building from two stories to one story and to modify the mix of warehouse, retail, and office use square footages (Exhibit #1 & #2). The property is located at 305 North Frederick Avenue, located in the CD (Corridor Development) Zone (Exhibit #3).

The applicant originally received Schematic Development Plan (SDP) approval in September 2002. SDP-02-002 was approved for a 4,489 square foot mixed use building at 305 North Frederick Avenue. The approval consisted of approximately 3,500 square feet of storage and warehouse space and approximately 700 square feet devoted to retail sales and office use.

In November of 2007, the applicant submitted an amendment to the original SDP that proposed a significant decrease in the amount of warehouse/storage use while requesting an increase in the retail/office component. Although the footprint had been reduced, the total floor area had increased more than 10% and required a staff courtesy presentation to the Mayor and City Council, in accordance with §24-198(c) of the City Code.

On November 19, 2007, the Mayor and Council conducted a courtesy review on SDP-07-003, and recommended that the Planning Commission make a final decision on the amendment. The Planning Commission granted final approval on January 16, 2008.

The applicant has now submitted a new proposal, amendment to schematic development plan, SDP-08-004, to reduce the building from two stories to one story and decreasing the amount of overall square footage. However, the footprint of the building will expand from 2,589 square feet to 3,556 square feet.

On October 6, 2008, the Mayor and City Council conducted a Courtesy Review on SDP-08-004, and recommended that the Planning Commission make a final decision on the amendment (Exhibit #9).

II. SCOPE OF REVIEW:

This application comes before the Planning Commission because of §24-198(c), which states that in the case of changes other than to use of a schematic development plan, such as an increase of a nonresidential building floor area by more than then (10) percent or five thousand (5,000) square feet, whichever is greater, the city council shall hold only a courtesy review of the application. Although the footprint of the building has been reduced, the total floor area has increased more than 10%. Upon review, the city council shall either:

- (1) Find that the application has a minor effect and thereby direct the planning commission to make a final decision on the amendment in accordance with the procedure set forth in §24-198(3)b; or
- (2) Direct that the amendment be referred to the planning commission for further evaluation, public hearing and recommendation.

As previously mentioned, the Mayor and City Council recommended the Planning Commission make a final decision on the matter.

Further, this application comes before the Planning Commission because of §24-172A, which requires the Planning Commission to grant amendments to final site plans.

III. SITE PLAN ANALYSIS AND FINDINGS:

In accordance with §24-171, the Planning Commission has the authority to review and make determinations regarding the proposed plan for the purpose of protecting the public health, safety, and welfare. Section 24-170 outlines the findings for the approval of the site plan:

Site Characteristics

General.

The subject building has frontage on North Frederick Avenue and is north of Maryland Avenue and south of Montgomery Avenue. Currently, the site has been graded and a portion of the building has begun construction.

History.

The applicant originally received Schematic Development Plan approval on September 3, 2002 to demolish the existing structure on site and construct a 4,489 square foot mixed use building. Final site plan approval was granted on December 4, 2002.

In 2004 construction began, but without some of the required inspections. The building was issued a "stop work" order and City staff conducted the inspections. Upon inspection, it was noted that the building footing was constructed in the wrong location, approximately 10 feet closer to North Frederick Avenue and within a public utility easement.

Subsequent notices were issued to the property owner and contractor requiring additional engineering and boundary surveys. Ultimately, it was determined that there were conflicting boundary surveys which likely contributed to the construction in the wrong location. The applicant is proposing to demolish the portion of the

building that is located in the utility easement.

The site was granted amendment to schematic development and amendment to final plan approval in January of 2008 by the Planning Commission. Since that time, the applicant has indicated the foundation of the structure cannot withstand the construction of a two story building and has revised the site plans and elevations to propose a one story building.

Surrounding Land Use and Zoning.

The surrounding land uses include a paint store to the south and a hair salon to the north, which are both zoned CD. To the east are two R-B (Residential Buffer) zoned properties located in the Realty Park subdivision. Across North Frederick Avenue is the Forest Oak Cemetery, which is zoned R-A (Low Density Residential) and a multi-family apartment building, zoned CD.

Site Plan & Building Uses.

The proposed plan has changed since the previously approved plan in that it has expanded the building footprint by 967 square feet. Three parking spaces have been eliminated as a result of the increase in the building footprint. This will result in the applicant requesting a parking waiver, even though the overall square footage of the building has decreased, based on the usage square footage calculations (as shown below).

The chart below illustrates the modifications:

Use	Approved	Proposed	Net
Warehouse/Storage	2451 sq. ft.	2462 sq. ft.	11 sq. ft.
Retail/Office	2877 sq. ft.	1856 sq. ft.	(1021)sq. ft.

Parking.

The parking ratio is as follows:

Proposed Use	Square footage	Required	Provided
Basement Storage	762 sq. ft.	N/A	
Retail	900 sq. ft.	5 spaces	
Warehouse Storage	1700 sq. ft.	5 spaces	
Office	956 sq. ft.	3 spaces	
TOTAL	4,318 sq. ft.	13 spaces	10 spaces

As indicated above, the site will require a 3-space parking waiver. Accordingly, the applicant has submitted a parking waiver request (Exhibit #10). Realizing the site constraints and the need for public utility easement dedication, as well as the nature of the business operations, staff is in support of a parking waiver.

Architecture.

While the building appearance has been decreased from two stories to one story, the concept of the approved architecture remains similar. The facades feature a variety of building materials, including precast concrete, brick, and a metal roof. The applicant has addressed the starkness of the right elevation (an issue raised by the Mayor and Council) by incorporating the addition of canopies and additional brick details.

Summary of Findings.

The Planning Commission is receiving this application because the proposed modifications to the schematic development and final site plans are required to be reviewed by the Planning Commission. While the overall footprint of the building has expanded, the design of the site and the building has not been significantly modified since their original approval and the plan remains in accordance with the Frederick Avenue Corridor Master Plan.

IV. CONCLUSION:

The Commission must make three separate motions for the Amendments to Schematic Development and Final Site Plan, and the parking waiver.

Staff recommends **TO GRANT SDP-08-004, MARYLAND CARPET AND TILE, AMENDMENT TO SCHEMATIC PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH §24-198 OF THE CITY'S ZONING ORDINANCE.**

Additionally, Staff recommends **TO GRANT AFP-08-034, MARYLAND CARPET AND TILE, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN CONFORMANCE WITH OF THE CITY'S ZONING ORDINANCE §§24-170 AND 24-172, 198(d) OF THE CITY'S ZONING ORDINANCE WITH THE FOLLOWING CONDITION:**

- 1. THE PLANNING COMMISSION GRANTS A 3-SPACE PARKING WAVIER;**

SITE PLAN APPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

Application #	<u>SDP 08004</u>
Date Filed	<u>9/15/08</u>
Total Fee	<u>...../pd</u>

- CONCEPT
- PRELIMINARY
- FINAL (MXD FEE APPLIES)
- SCHEMATIC DEVELOPMENT (Amendment)

1. SUBJECT PROPERTY

Project Name MARYLAND CARPET AND TILE
 Street Address 305 NORTH FREDERICK AVE., GAITHERSBURG MD
 Zoning CD Historic area designation Yes No 20877
 Lot P22 Block _____ Subdivision 213
 Tax Identification Number (must be filled in) 00842358

2. APPLICANT

Name ALI ASGARI
 Street Address 4258 NORTH FREDERICK AVE Suite No. _____
 City GAITHERSBURG State MD Zip Code 20877
 Telephones: Work 240-426-9800 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) _____
 Name of previously approved Final Plan (if applicable) SDP-07-003

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address _____ Suite No. _____
 City _____ State _____ Zip Code _____

Engineer's Name BAZIKIAN CONSULTANTS, LTD. RAFIK BAZIKIAN, P.E.
 Engineer's Maryland Registration Number 17028 Telephone 301-497-1631
 Street Address 103A WASHINGTON BLVD SOUTH Suite No. _____
 City LAUREL State MD Zip Code 20707

Developer's Name ALI ASGARI Telephone _____
 Street Address _____ Suite No. _____
 City (SAME AS APPLICANT) State _____ Zip Code _____
 Contact Person _____

5. PROPERTY OWNER

Name ALI ASGARI
 Street Address _____ Suite No. _____
 City (SAME AS APPLICANT) State _____ Zip Code _____
 Telephones: Work _____ Home _____

continued on reverse side

SDP.08.004
 AFP.08.034
 #1
 12.3.08
PENGAD 800-631-6985

6. PRIMARY USE

Mixed Use

Non-Residential

Residential

7. PROPOSED UNIT TYPE

Mixed Use

Office/Professional

Restaurant

Retail/Commercial

Residential Multi-Family

Residential Single Family

Other

OFFICE/RETAIL/STORAGE

8. WORK DESCRIPTION

CONSTRUCT A ONE STORY BUILDING WITH BASEMENT FOR USE OF RETAIL, OFFICE AND STORAGE FOR MARYLAND CARPET AND TILE

9. PROJECT DETAIL INFORMATION. Please supply the following information.

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			14260
2. Site Area (acres)			0.327
3. Total Number of Dwelling Units/Lots		ONE	ONE
4. Height of Tallest Building			26'
5. Green Area (square feet)		2333	2671
6. Number of Dwelling Units/Acre			3.05
7. Lot Coverage (percent)		35.0	30.0
8. Green Area (percent)		20.0	23.0
9. Residential		N/A	N/A
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.	N/A	N/A
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		900
12. Office/Professional	Sq. Ft.		N/A
13. Warehouse/Storage	Sq. Ft.		956
14. Parking		13	1700
15. Shared Parking/Waiver			10
16. Other			
17. Totals			

10. SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.
- Completed checklist.
- Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicants Name (please print) ALI ASGARI Telephone 240-426-9800

Applicant's Signature A. Asgari Date 9/12/08

AMENDMENT TO FINAL PLAN APPLICATION

Application # **AFP 08 034**
Date Filed **11/21/08**
Total Fee **NF SP**

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name **Maryland carpet tile**
Street Address **305 N-Frederick Ave Gaithersburg MD 20877**
Zone **CD** Historic area designation Yes No
Lot **P22** Block **313** Subdivision **313**
Tax Identification Number (MUST BE FILLED IN) **00842358**

2. APPLICANT

Name **Ali Asgari**
Street Address **4525 N-Frederick Ave** Suite No.
City **Gaithersburg** State **MD** Zip Code **20877**
Daytime Telephone **240-426-9800**

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name **Bazikian consultant**
Architect's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite Number _____
City _____ State _____ Zip Code _____

Engineer's Name **Bazikian consultant LTD RARIK BAZIKIAN**
Engineer's Maryland Registration Number **17028** Telephone **301-497-1651**
Street Address **103A Washington Blvd S.** Suite Number _____
City **Laurel MD** State **MD** Zip Code **20707**
Telephone **240-426-9800**
Suite Number _____
State **MD** Zip Code **20877**
Telephone _____

Developer's Name **Ali Asgari**
Street Address **305 - N. Frederick Ave** Suite Number _____
City **Gaithersburg** State **MD** Zip Code **20877**
Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name **Ali Asgari**
Street Address _____ Suite No.
City **Same as above** State _____ Zip Code _____
Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
Name of previously approved Final Plan _____

SDP-08-004
AFP-08-034
#2
12.3.08
PENGAD 800-681-6888

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

construct A one story building with basement
to be use as office, retail and storage for
Maryland MD 20277

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate:	Total number	Total number per shift
Resident estimate:	Total number	Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION	REQUIRED	PROVIDED
1. Site (square feet)		
2. Site Area (acres)		
3. Total Number of Dwelling Units/Lots		
4. Height of Tallest Building		
5. Green Area (square feet)		
6. Number of Dwelling Units/Acre		
7. Lot Coverage (Percent)		
8. Green Area (Percent)		
9. Residential		
a. Single Family Detached # Units		
b. Single Family Attached # Units		
c. Multi-Family Condo # Units		
d. Multi-Family Apartment # Units		
e. Other		
10. Retail/Commercial Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C Sq. Ft.		
12. Office/Professional Sq. Ft.		
13. Warehouse/Storage Sq. Ft.		
14. Parking		
15. Shared Parking/Waiver		
16. Other		
17. Total		

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

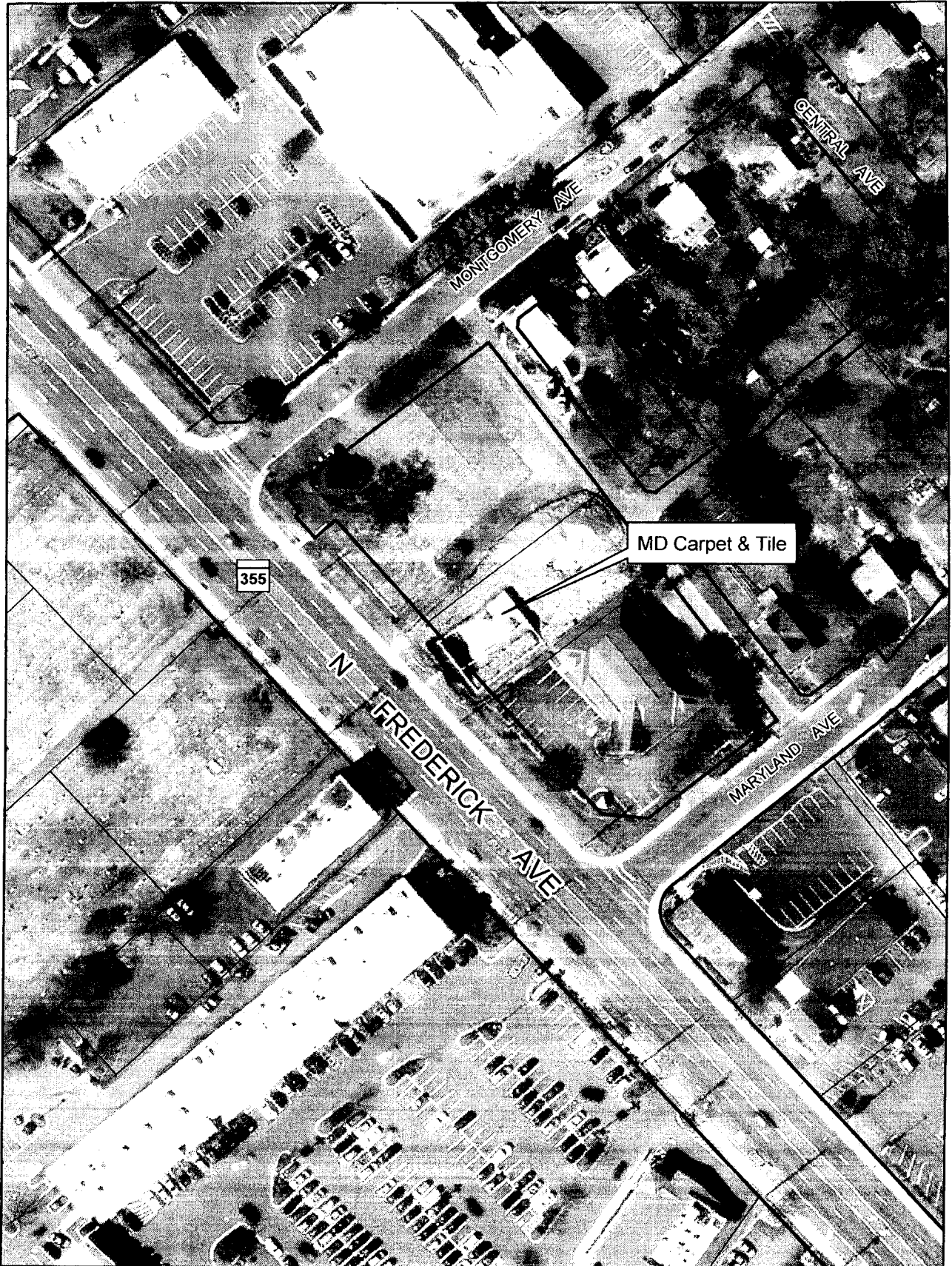
I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) *Ali Asgari*

Applicant's Signature *Ali Asgari*

Date *11/11/08*

Daytime Telephone *301-258-8455*



SDP-08-004
AFP-08-034
#3
12-3-08

PENCAD 800-631-6888

CONFIDENTIAL

MEMORANDUM TO: Mayor and City Council
VIA: David B. Humpton, City Manager *DH*
FROM: Greg Ossont, Director
Planning and Code Administration *G*
DATE: January 16, 2007
SUBJECT: Maryland Carpet and Tile Site

As you are aware, the Maryland Carpet and Tile project (formerly Victor Litz) at 305-307 North Frederick Avenue has been stalled for several months.

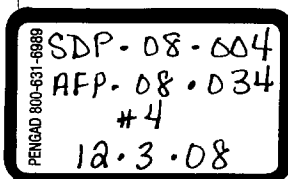
The entire structure footing was constructed without the contractor contacting the City for the required inspections. Inspections staff immediately issued a 'stop work' order and conducted the required inspection. Upon inspection, it was noted that the building footing was constructed in the wrong location, approximately 10 feet closer to North Frederick Avenue and within a public utility easement.

Subsequent notices were issued to the property owner and contractor requiring additional engineering and boundary surveys. Ultimately, it was determined that there were conflicting boundary surveys which likely contributed to the construction in the wrong location. It is our understanding that the property owner has filed a suit against the surveying firm that certified the inaccurate survey and is seeking damages in the amount of what it will cost to demolish the existing footing and relocate it in the correct location.

Staff has been in contact with the property owner's attorney and he has indicated that the court date is scheduled for July 9, 2007. Additionally, the attorney has indicated that should additional enforcement action against his client be furthered, he would immediately appeal any action pending resolution of the matter in court.

I hope this information is helpful. If you have any questions, please contact me directly at gossont@gaitHERSBURGMD.GOV

Distribution:
F. Felton
C. Borten
W. Burnette



MEMORANDUM TO: Mayor and City Council
VIA: David B. Humpton, City Manager
FROM: Greg Ossont, Director
Planning and Code Administration
DATE: August 8, 2007
SUBJECT: Maryland Carpet and Tile Site

DH

GO

As you are aware, the Maryland Carpet and Tile project (formerly Victor Litz) at 305-307 North Frederick Avenue was issued a "stop work" order on November 1, 2004.

The entire structure footing was constructed without the contractor contacting the City for the required inspections. Inspections staff immediately issued a 'stop work' order and conducted the required inspection. Upon inspection, it was noted that the building footing was constructed in the wrong location, approximately 10 feet closer to North Frederick Avenue and within a public utility easement.

Subsequent notices were issued to the property owner and contractor requiring additional engineering and boundary surveys. Ultimately, it was determined that there were conflicting boundary surveys which likely contributed to the construction in the wrong location. The property owner filed suit against the surveying firm and the suit was settled last month.

Staff recently met with the owner to discuss next steps for the project and the owner is considering a revision to the original schematic development plan that was approved in 2002. The attached letter provides further details on the concept and a follow up meeting with the property owner and the development team has been scheduled for August 13, 2007.

I hope this information is helpful. If you have any questions, please contact me directly at gossont@gaitthersburgmd.gov

Attachment
Distribution:
F. Felton
W. Burnette
L. Pruss

SDP.08.004
AFP.08.034
#5
12.3.08
PENGAO 800-631-6989

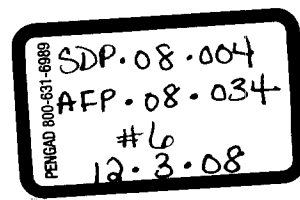
MEMORANDUM TO: Mayor and City Council
VIA: Angel Jones, City Manager
FROM: Greg Ossont, Director
Planning and Code Administration
DATE: September 29, 2008
SUBJECT: Maryland Carpet and Tile

The applicant originally received Schematic Development Plan (SDP) approval in September 2002. SDP-02-002 was approved for a 4,489 square foot mixed use building at 305 North Frederick Avenue. The approval consisted of approximately 3,500 square feet of storage and warehouse space and approximately 700 square feet devoted to retail sales and office use. Construction of the building began in 2004. Shortly after construction commenced, it was determined that the footing had been constructed in the wrong location. Attached are two memorandums sent to the Mayor and City Council in January and August of 2007 that provide further detail.

In November of 2007, the applicant submitted an amendment to the original SDP that proposed a significant decrease in the amount of warehouse/storage use while requesting an increase in the retail/office component. Although the footprint had been reduced, the total floor area had increased more than 10% and required a staff courtesy presentation to the Mayor and City Council, in accordance with §24-198(c) of the City Code.

On November 19, 2007, the Mayor and Council conducted a courtesy review on SDP-07-003, and recommended that the Planning Commission make a final decision on the amendment. The Planning Commission granted final approval on January 16, 2008.

The applicant has now submitted a new proposal, amendment to schematic development plan, SDP-08-004, to reduce the building from two stories to one story and decreasing the amount of overall square footage. However, the footprint of the building will expand from 2,589 square feet to 3,556 square feet. The plan again requires a review by the Mayor and Council, now because the footprint of the building will increase by more than 10 percent.



MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

October 6, 2008

CALL TO PODIUM:

**Greg Ossont, Director
Planning & Code Administration**

RESPONSIBLE STAFF:

**Greg Ossont, Director
Planning & Code Administration**

**Jacqueline Marsh,
Planner**

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
X	Other: Courtesy Review

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	
Hearing Date	
Record Held Open	
Policy Discussion	

TITLE: Courtesy Review- SDP-08-004

Proposal to Amend a Schematic Development Plan (SDP), Known as Maryland Carpet and Tile, Located at 305 South Frederick Avenue, Gaithersburg, Maryland. The Amendment Proposes a One Story Mixed Use Building Consisting of 4,318 Square Feet. The property is in the Corridor Development (CD) Zone.

SUPPORTING BACKGROUND:

Upon receipt of an application to Amend a Schematic Development Plan (SDP), Section 24-198(c)(3)c of the City Code requires a courtesy review of the application presented by staff. The Mayor and Council may either:

- (1) Find that the application has a minor effect and thereby direct the planning commission to make a final decision on the amendment in accordance with the procedure set forth above in subsection 24-198(c)(3)b [Site Plan Review Process].; or
- (2) Direct that the amendment be referred to the planning commission for further evaluation, public hearing and recommendation. The council shall thereafter approve or disapprove the recommendation of the planning commission without the necessity of public hearing, no later than forty-five (45) days after receipt of the commission's recommendation or may on its own motion, extend such time limit.

Staff has attached a memorandum which provides the history of the property and compares and analyzes the proposal to the previously approved SDP-07-003 (SDP). Also attached are the original and proposed plans.

Staff is recommending that the Mayor and Council direct the Planning Commission to make a final decision on the application.

Attachments

DESIRED OUTCOME:

Provide staff guidance.

SDP.08.004
 AFP.08.034
 #7
 12.3.08
PENGAD 800-631-6989

The Summer Camp Team (Department of Parks, Recreation & Culture), was nominated for exceptional performance in planning, organizing, and implementing the City's Summer Camp program. Team members consist of: **Kimie Alcorn, Monique Comstock, Siobhan Halmos, Dave Ludington, and Rachel Tailby**. To meet the various needs, ages, disabilities, and interests of over 1,000 campers, each summer takes months of planning, attention to detail, and a sincere desire to provide the best summer camp experience possible. The organizational skills, conscientiousness, and dedication of all the team members helps ensure that the summer camp experience in the City of Gaithersburg is as positive and enjoyable as possible for everyone involved.

2. **Presentation of the 2008 Distinguished Friend of Gaithersburg Award to District 39 Senator Nancy J. King**

Mayor Katz, joined by Council Member Ashman and City Manager Jones, presented the 2008 Distinguished Friend of Gaithersburg Award to District 39 Senator Nancy J. King, who was unable to attend the September 21st Celebrate Gaithersburg in Olde Towne Festival.

3. **Proclamation**

Mayor Katz issued a proclamation designating October 12 - 18, 2008, as "Gaithersburg/Germantown Jaycee Week" in the City of Gaithersburg. The proclamation was accepted by Claire van Beek, Community Development Vice President, Gaithersburg/Germantown Jaycees.

4. **Introduction of New Police Officers**

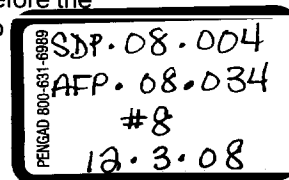
- *Officer Danny Vaca* was hired in September. Prior to coming to the Gaithersburg Police Department, he was a Deputy Sheriff with the Montgomery County Sheriff's Office.
- *Officer Eric Russell* was also hired in September. Prior to coming to the Gaithersburg Police Department, he was an officer with the Prince Georges County Police Department.

VIII. **COURTESY REVIEW**

SDP-08-004 - Proposal to Amend a Schematic Development Plan (SDP), Known as Maryland Carpet and Tile, Located at 305 North Frederick Avenue, Gaithersburg, Maryland. The Amendment Proposes a One Story Mixed Use Building Consisting of 4318 Square Feet. The Property is in the Corridor Development (CD) Zone

PCA Director Ossont stated that the Mayor and Council may either: (1) Find that the application has a minor effect and thereby direct the planning commission to make a final decision on the amendment in accordance with the procedure set forth above in subsection 24-198(c)(3)b [Site Plan Review Process].; or (2) Direct that the amendment be referred to the planning commission for further evaluation, public hearing and recommendation. The council shall thereafter approve or disapprove the recommendation of the planning commission without the necessity of public hearing, no later than forty-five (45) days after receipt of the commission's recommendation or may on its own motion, extend such time limit. Staff recommended option number (1). The application was before the Mayor and Council in November of 2007 requesting an amendment from a one-story to a two-story building with a footprint decrease. The new amendment proposes to go back to a one-story and a footprint increase which is more than 10% of the total floor area and requires a staff courtesy presentation to the Mayor and City Council.

Concern with the lack of progress on the project was expressed. It was suggested that the Planning Commission look at the inconsistent roof elevations and asked for the elevations and architecture to be improved. PCA Director Ossont stated that he and the City Attorney discussed placing conditions on the permit to assure that the building is build. He stated that if the building is not built before the expiration of the site plan, the Planning Commission would have to approve an extension to



plan after a year. All concurred that the applicant should build or move on and not extend the plan again.

IX. PUBLIC APPEARANCES

1. *David Udoff, Montgomery Village resident*, asked that the City support legislation to require criminals to serve a majority of prison sentences that would make communities and streets safer. He referred to the murder of a Grove Park Apartment resident who was shot and killed in April 2008. The suspect had a violent criminal history and instead of serving a 12 year sentence, with diminutive credits, the suspect's years were reduced for good behavior to six years. All concurred that the matter should be discussed at a future work session.
2. *Rachel Hammouda, Kentlands resident*, welcomed City Manager Jones to Gaithersburg. Expressed opposition to the County Executive's proposed property use initiative for the GE Property. Thanked the City for responding to citizen's concerns. Asked for the status of the negotiations for the plan. Assistant City Manager Felton stated that the City has had several meetings with the County to discuss concerns about loss of taxes, revenue and open space. The City is looking into ways to jump start the aquatic center project. Further discussions are necessary before making a recommendation to the Mayor and City Council.

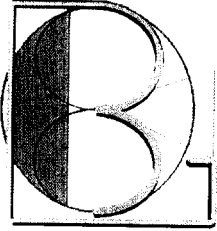
X. FROM THE MAYOR AND CITY COUNCIL/ANNOUNCEMENTS

Council Member Ashman

1. Encouraged citizens to subscribe to the City's Alert Gaithersburg emergency notification system and register to vote. The deadline for registering is October 14, 2008. For additional information call 240-777-VOTE (8683).
2. Attended the Stomp Out Domestic Violence Breakfast on Saturday, October 4, 2008 which was a powerful program to benefit a good cause.
3. Welcomed City Manager Jones to Gaithersburg and thanked PWPME Director Arnoult for his service as Acting City Manager. He reported the City's accomplishments over the past year.

Council Member Spiegel

1. Wished a Happy New Year to the Jewish community and best wishes to those observing other holidays during the fall season.
2. Thanked PWPME Director Arnoult for his outstanding service during the City's difficult transition and welcomed City Manager Jones to Gaithersburg.
3. Acknowledged the employee award recipients and the Jaycees for their continued public service. He recognized Senator Nancy King on becoming the recipient of the City's Distinguished Friend award.
4. Echoed and encouraged citizens to vote in the upcoming elections.
5. Reported he and Community Services Director Carr attended the Human Services Policy Committee to discuss the foreclosure crisis in our region. He stated that there were representatives from various levels of government and recognized Gaithersburg for their service and response to problems in our community. He mentioned that the City sponsored a Housing Fair which was a success event.
6. Stated it was an honored to participate and attend the Domestic Violence Breakfast.
7. Reported that on September 24th, City Officials were able to participate in a CCT Project Briefing. More information of said meeting has been placed on the City's website.



BAZIKIAN
CONSULTANTS, LTD
CIVIL · TRANSPORTATION ·
ARCHITECTS ·
STRUCTURAL ENGINEERS

Phone: 301.497.1631/32
Fax: 301.497.1635
E-Mail Info@bazikian.com
www.bazikian.com

November 08, 2008

Ms. Jacqueline Marsh
Planner, Staff Liaison to the Historical
Preservation Advisory Committee
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20877-2098

By: Regular mail and Email: jmarsh@ci.gaithersburg.md.us

**Re: Maryland Carpet and Tile Building Parking Waiver request for
Located at 305 N. Frederick Ave.**

Dear Ms. Marsh:

We hereby are submitting revised Maryland Tile Building plans on behalf of Mr. Ali Asgari. We have addressed all the concerns that staff had and continue working with them to resolve design details.

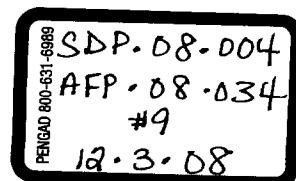
Proposed concept has three parking space deficits from required minimum; this is due to the lot shape, providing parking green space, landscaping and stormwater management facility. The owner feels that the square footage proposed is the minimum necessary to make this project economically feasible, therefore we would like to request a waiver of section 24-219 (b) for the City Zoning Ordinance for three parking spaces as per section 24-222A of said ordinance.

If you need additional information, please do not hesitate to call me.

Sincerely,

Rafik Bazikian, P.E.
Principal

103A WASHINGTON BOULEVARD LAUREL MD 20707



GENERAL NOTES:

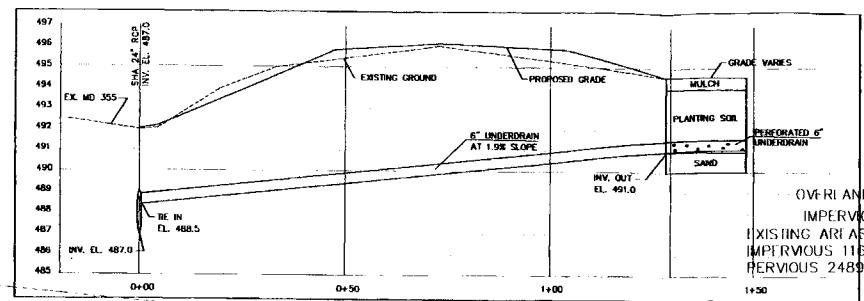
- ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED
- CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER.
- ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS PARCEL IS PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.

SITE TABULATION

- Total area of this plan is 14260.0 sq.ft.
Total area of dedication is 2460.0 sq.ft.
Net lot area is 11800.0 sq.ft.
- Topography is by TES Silver Spring, MD, dated February 2, 2001. (WSSC Datum)
- Boundary information is from plat by O'Connell & Lawrence, Inc., dated November 6, 2000.
- Existing zoning is CD.
Front B.R.L. -10' provided 10'
Side B.R.L. -3' (south) provided 6.9'
Side B.R.L. -1' (north) provided 21'
Rear B.R.L. -20' provided 91'
- Required green space = 2333 sq.ft (20%)
Proposed green space = 2674 sq.ft (23%)
- Building coverage:
35% allowed=4082 sq.ft.
proposed=2585 sq.ft. (25%)
- Allowable building height=45'-0"
Proposed building max height=38'-0"
- Water and sewer are public.
- Soil type is Urban Land 67UB. (source MD SCS Maps)
- Gaithersburg Site Plan No. SDP-02-002
- Property shown on Tax Map FT42 as Sub213, P22.
- Trees marked thus "O" shall be protected during constructions. See 1994 Maryland Standards & Specifications for Erosion & Sediment Control; "Standard and Specifications for Tree Protection."
- Storm Water Management quality control to be provided with a bioretention facility. A water quantity waiver is requested.
- Parking Tabulation

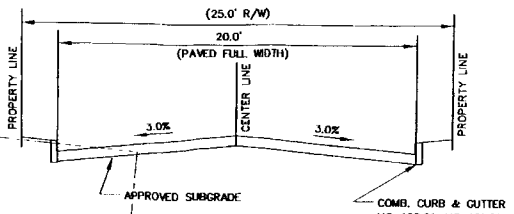
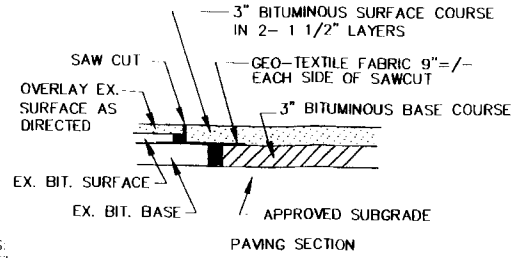
PROPOSED USE	AREA OF PROPOSED USE	PARKING REQUIREMENT
BASEMENT STORAGE	762 SQ. FT.	N/A (ACCESSORY USE & NO EMPLOYEES OR VEHICLES STORED)
RETAIL W/ STORAGE	2,589 SQ. FT.	(5) SPACES (900 SQ. FT./180) / (5) SPACES (1,689 SQ. FT./500 + 2 VEHICLES)
OFFICE	1,977 SQ. FT.	(7) SPACES (1,977 SQ. FT./300)
TOTAL PARKING REQUIRED (17)		TOTAL PARKING PROVIDED (14)
		PARKING WAIVER REQUIRED (3)

- NO OUTSIDE STORAGE IS ALLOWED
- EXISTING HOUSE AT 305 NORTH FREDERICK AVENUE IS ON THE CITY OF GAITHERSBURG'S HISTORIC INVENTORY MHT#M-21-135
- EXISTING HOUSE AT 305 NORTH FREDERICK AVENUE TO BE REMOVED
- There are no streams, floodplains, highly erodable soils or endangered species in need of conservation within this site.
- Adjacent property line information is created from existing development plans.
- Handicap Accessibility note: All handicap accessibility requirements will apply
- A street tree with grate may be planted in the future on an evaluation of the streetscape of this block, location, species and timing to be determined. SDA condition #5 allows for money to be placed in an escrow for the street tree and grate.



OVERLAND SHEET FLOW SUMMARY
IMPERVIOUS AREA COMPARISON

EXISTING AREAS	POST DEVELOPED AREAS
IMPERVIOUS 11835 SQ-FT	IMPERVIOUS 11450 SQ-FT
PERVIOUS 2489 SQ-FT	PERVIOUS 2674 SQ-FT



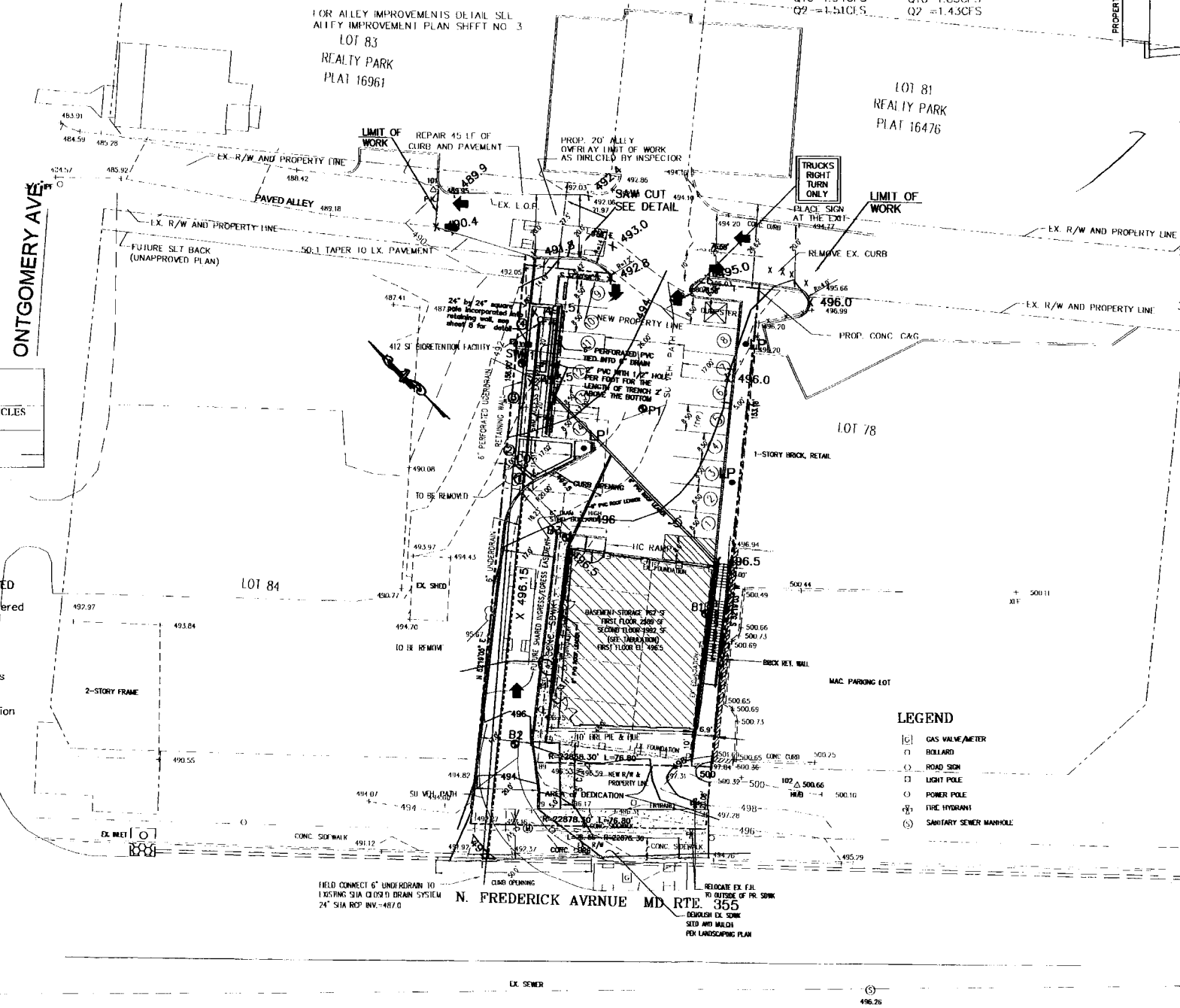
TWO WAY ALLEY
25' R/W 20' SECTION

PAVING NOTES

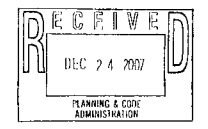
- THE FIRST OR INTERMEDIATE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW
- AFTER THE BITUMINOUS CONCRETE BASE HAS BEEN PLACED NO TRAFFIC IS ALLOWED ON BASE COURSE UNTIL FIRST SURFACE COURSE HAS BEEN PLACED.
- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

ONTOMERY AVE

MARYLAND AVE



- LEGEND
- (G) GAS VALVE/METER
 - (H) HOLLARD
 - (R) ROAD SIGN
 - (L) LIGHT POLE
 - (P) POWER POLE
 - (T) TREE SYMBOL
 - (S) SANITARY SEWER MANHOLE



Signature
12/20/07

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING
FINAL APPROVAL
DATE: _____
BY: _____

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____
APPLICATION NO. **SDP-07-003** WAS GRANTED
AMENDMENT TO FINAL APPROVED PLAN
WITH _____ () CONDITIONS. SEE S.D.A. LETTER
DATE: _____ BY: _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

OWNER: ALI ASGARI
MARYLAND CARPET AND TILE
4258 NORTH FREDERICK AVE.
GAITHERSBURG, MD 20877
(301) 258 8453

CURVE DATA

CURVE NO.	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ARC RADIUS	ANGLE
C1					

MARYLAND TILE
 LOT 22
 305 N FREDERICK AVE
 GAITHERSBURG, MARYLAND
 MONTGOMERY COUNTY
 DATE: DECEMBER 20 2007

SDP-07-003
BAZIKIAN CONSULTANTS, LTD.
 ENGINEERS
 103 A WASHINGTON BOULEVARD, LAUREL, MD 20707
 TEL: (301) 497-1831 FAX: (301) 497-1835
 INFO@BAZIKIAN.COM

PROPOSED 17' ONE WAY
 ENTRANCE

C-2

SHEET 2 OF 5

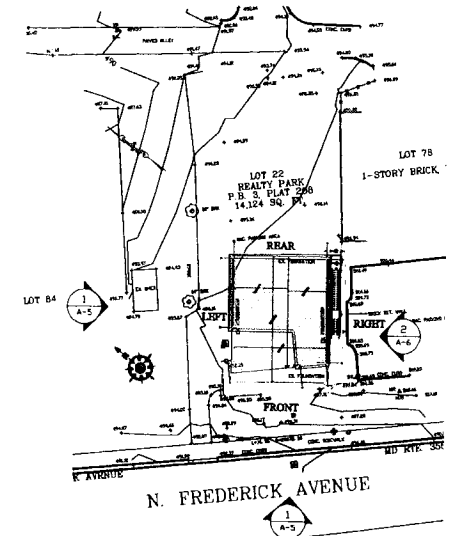
November 2007

SDP-08-004
AFP-08-034
#10
12.3.08



LEFT ELEVATION
SCALE 1/4"=1'

FRONT ELEVATION (ALONG RT 355)
SCALE 1/4"=1'



KEY PLAN
NOT TO SCALE

November 2007

PRELIMINARY CONCEPT DRAWINGS

MARYLAND CARPET & TILE
305 N. FREDERICK AVE. CAIHERSBURG, MD 20877

BAZIKIAN CONSULTANTS, LTD.
ENGINEERS, ARCHITECTS & PLANNERS
103A WASHINGTON BLVD. LAUREL, MD 20707
TEL. (301) 497-1531 / FAX (301) 497-6535
INFO@BAZIKIAN.COM

OWNER:
MR. ALI ASGAR, MD CARPET AND TILE
(240) 426-9800

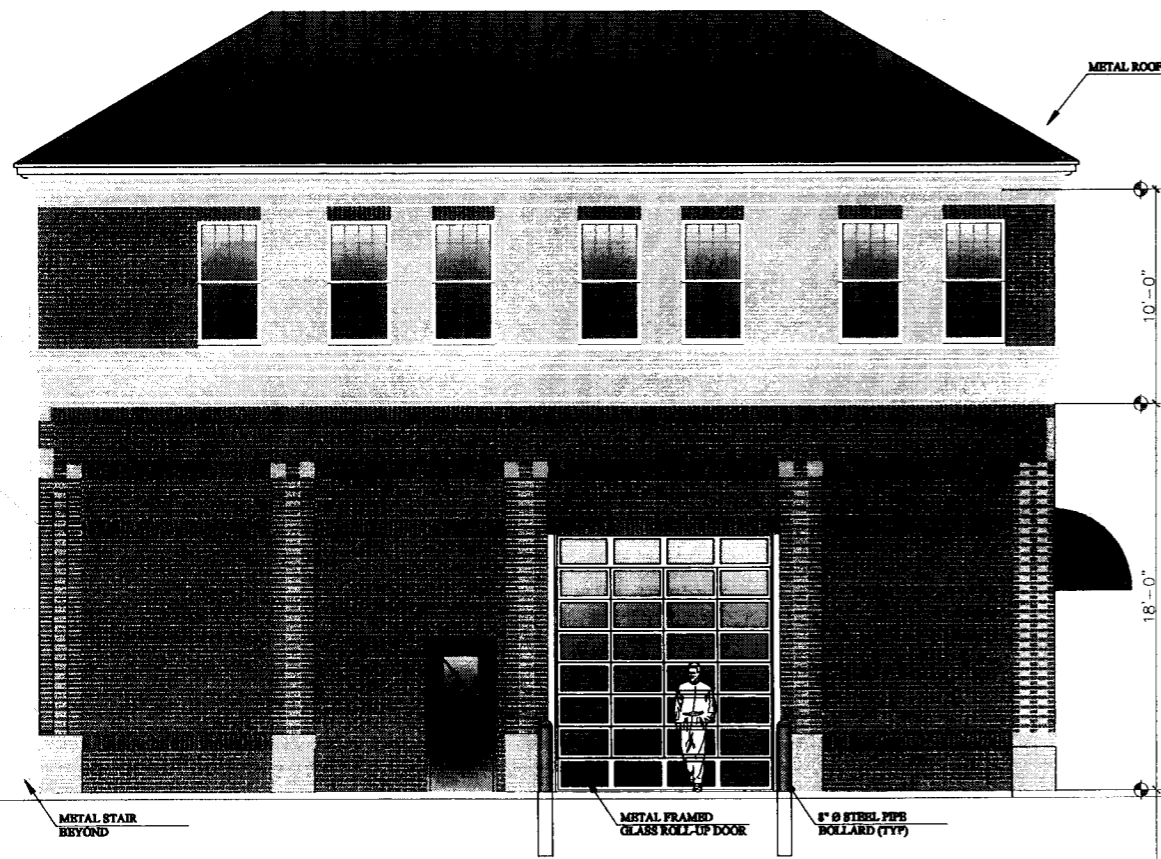
FRONT & LEFT ELEVATIONS

SHEET 5 OF 6

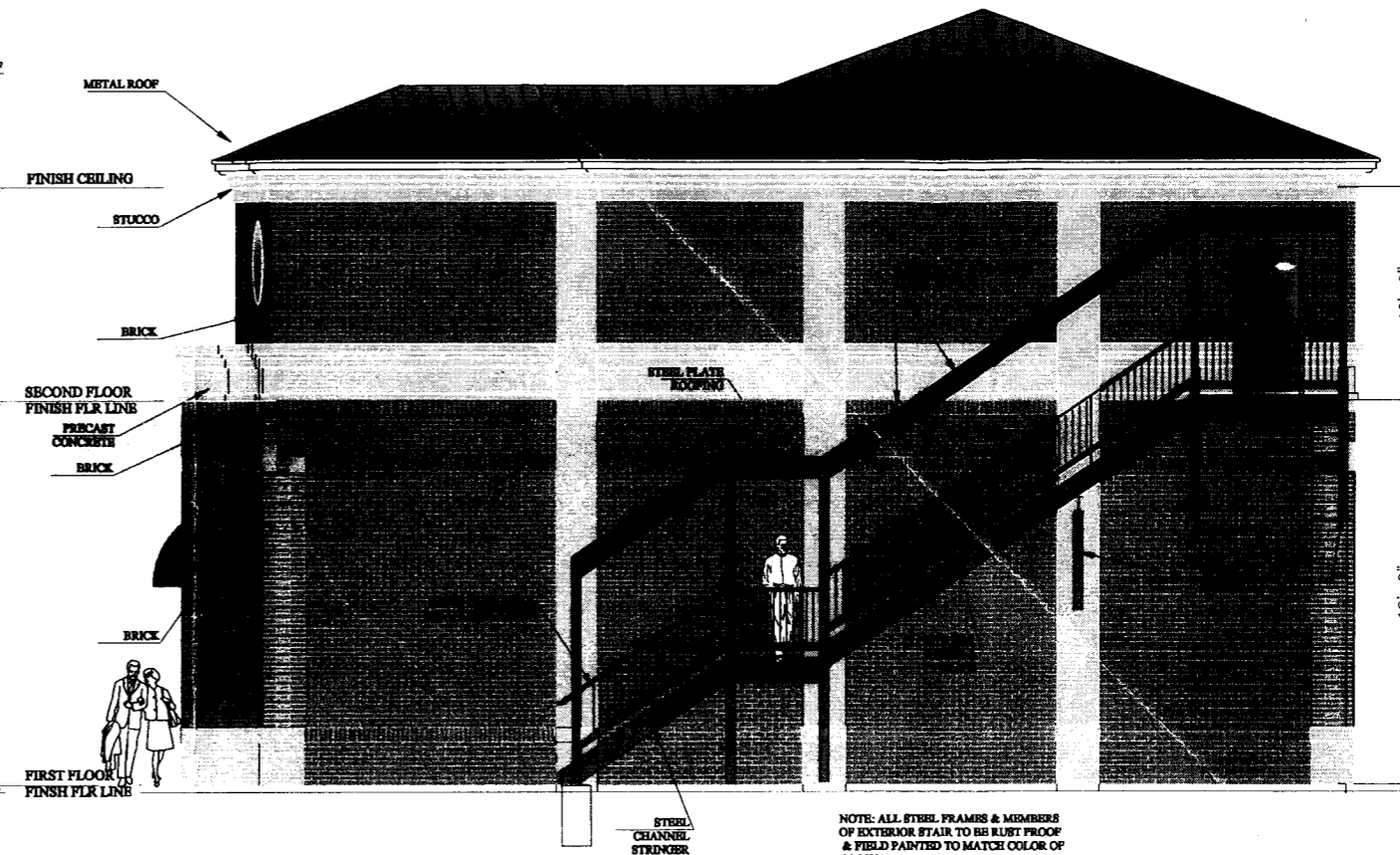
A-5

DATE: 11/15/07
REVISION: 01-02-08 CITY: CHARLES
SCALE:

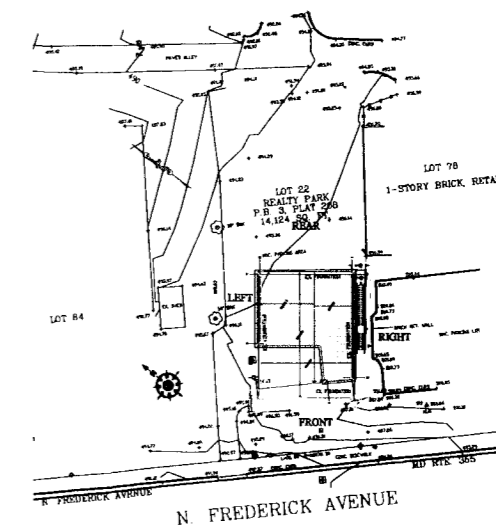
PENGLAD 800-631-8868
SDP-08.004
AFP-08.034
#11
12.3.08



REAR ELEVATION
SCALE 1/4"=1'



RIGHT ELEVATION
SCALE 1/4"=1'



KEY PLAN
NOT TO SCALE

November 2007

PRELIMINARY CONCEPT DRAWINGS

MARYLAND CARPET & TILE

305 N. FREDERICK AVE. GAITHERSBURG, MD 20877

BAZIKIAN CONSULTANTS, LTD.
ENGINEERS, ARCHITECTS & PLANNERS
1034 WASHINGTON BLVD. LAUREL, MD 20707
TEL: (301) 497-1617 FAX: (301) 497-1635
INFO@BAZIKIAN.COM

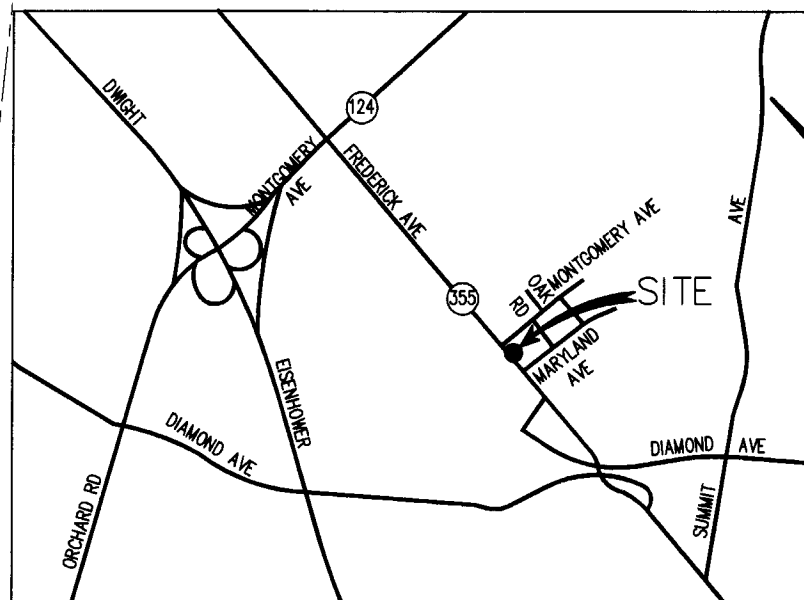
OWNER:
MR. ALI ASGARI, MD CARPET AND TILE
(240) 426 9800

REAR & RIGHT ELEVATIONS

SHEET 6 OF 6

A-6

DATE	12/17/2007
DESIGNED BY	DAVID ANCOPIAN
DRAWING #	
CHECKED BY	
JOB #	



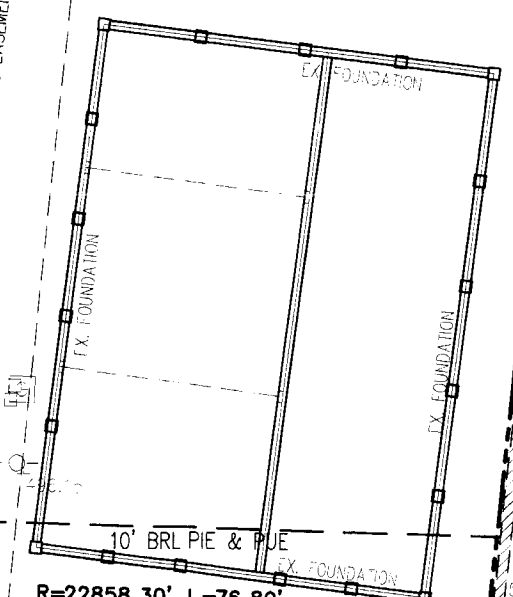
LOCATION MAP

LOT 84

NATURAL RESOURCE INVENTORY

- 10) STREAMS AND FLOODPLAINS (NONE)
- 11) STREAM BUFFERS (NONE)
- 12) TOPOGRAPHY (PROVIDED)
- 13) HIGHLY ERODIBLE, UNSUITABLE AND UNSAFE SOILS (NONE)
- 14) WETLANDS (NONE)
- 15) FOREST AND TREES (NONE)
- 16) DANGER REACH/DAM BREAK ANALYSIS (NONE)
- 17) THREATENED AND ENDANGERED SPECIES AND SPECIES IN NEED OF CONSERVATION (NONE)
- 18) EXISTING WILDLIFE (NONE)
- 19) SPECIAL PROTECTION AREAS (NONE)
- 20) CULTURAL RESOURCES (NONE)
- 21) STREAM QUALITY (N/A)
- 22) NOISE AND LIGHT POLLUTION (NONE)
- 23) SIGNIFICANT VIEWS AND VISTAS (NONE)
- 24) PUBLIC UTILITIES, PROPERTY LINES, EXISTING BUILDINGS AND/OR TRANSPORTATION RIGHT-OF-WAYS (AS SHOWN)

MAC. PARKING AREA
LOT 22
REALTY PARK
P.B. 3, PLAT 208
14,124 SQ. FT.



LEGEND

- GAS VALVE/METER
- BOLLARD
- ROAD SIGN
- LIGHT POLE
- POWER POLE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE

CITY OF GAITHERSBURG
 DEPARTMENT OF PUBLIC WORKS
 PARK MAINTENANCE AND ENGINEERING
FINAL APPROVAL
 DATE _____
 BY _____

CITY OF GAITHERSBURG PLANNING COMMISSION
 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
 AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____
 APPLICATION NO. **SDP-07-008** WAS GRANTED
 AMENDMENT TO FINAL APPROVED PLAN
 WITH _____ () CONDITIONS. SEE S.D.A. LETTER
 DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

SDP-07-003

BAZIKIAN CONSULTANTS, LTD.
 ENGINEERS
 115 A BUSINESS CENTER DRIVE, LAUREL, MD 20707
 TEL: (301) 407-8331 FAX: (301) 407-8332
 INFO@BAZIKIAN.COM

PROPOSED 16' ONE WAY ENTRANCE

SHEET 1 OF 5

C-1

N. FREDERICK AVENUE MD RTE. 355

SDP-08-004
 AFP-08-034
 #12
 12.3.08

NATURAL RESOURCES/EXISTING CONDITIONS PLAN
MARYLAND TILE
 LOT 22
 305 N FREDERICK AVE
 GAITHERSBURG, MARYLAND
 MONTGOMERY COUNTY
 DATE: May 20, 2008

GENERAL NOTES:

1. ALL PERIMETERS, PAVING EDGES AND ISLANDS SHALL BE CURBED
2. CURBS, GUTTERS, SIDEWALKS AND PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE OF ALL AREAS SO THERE IS NO ACCUMULATION OF SURFACE WATER
3. ALL PAVING, STORM DRAINAGE, UTILITIES AND IMPROVEMENTS ON THIS PARCEL IS PRIVATE AND THE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.

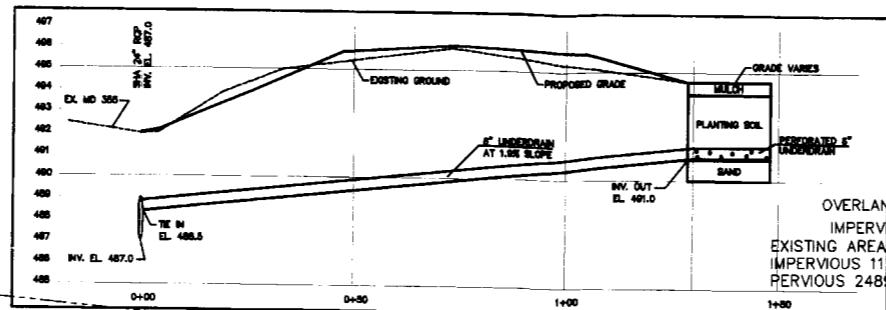
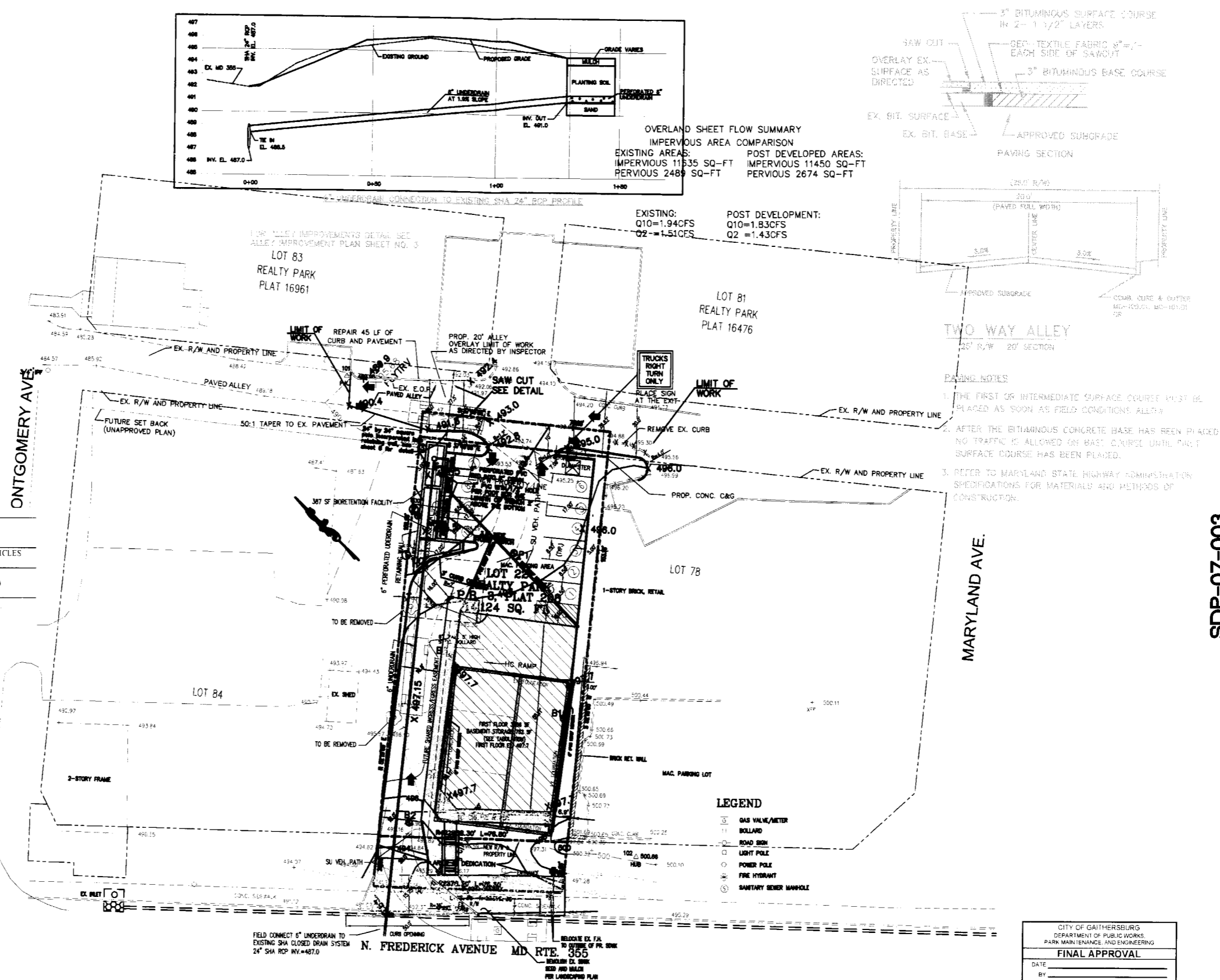
NOTE TABULATION

- 1) Total area of this plan is 14250.0 sq.ft.
- 2) Total area of dedication is 2400.0 sq.ft.
- 3) Net lot area is 11850.0 sq.ft.
- 4) Topography is by TES Sever Spring, MD dated February 2, 2001. (WSSO Datum)
- 5) Boundary information is from plat by O'Connell & Lawrence, Inc., dated November 8, 2000.
- 6) Existing zoning is CD.
 - Front B.R.L. -10' provided 10'
 - Side B.R.L. -3' (south) provided 5.9'
 - Side B.R.L. -1' (north) provided 21'
 - Rear B.R.L. -20' provided 01'
- 7) Required green space = 2333 sq.ft. (20%)
- 8) Proposed green space = 2574 sq.ft. (23%)
- 9) Building coverage:
 - 35% allowed=4082 sq.ft.
 - proposed=5558 sq.ft. (35%)
- 10) Allowable building height=45'-0"
- 11) Proposed building max height=20'-0"
- 12) Water and sewer are public.
- 13) Soil type is Urban Land 07UB. (source MD SDS Maps)
- 14) Gaithersburg Site Plan No. SDP-07-002
- 15) Property shown on Tax Map FT42 vs SubD13, P22.
- 16) Trees marked thus "T" shall be protected during construction. See 1994 Maryland Standards & Specifications for Erosion & Sediment Control: "Standard and Specifications for Tree Protection."
- 17) Storm Water Management quality control to be provided with a bioretention facility. A water quantity waiver is requested.
- 18) Parking Tabulation

PROPOSED USE	AREA OF PROPOSED USE	PARKING REQUIREMENT
BASEMENT STORAGE	762 SQ FT	N/A (ACCESSORY USE & NO EMPLOYEES OR VEHICLES STORED)
RETAIL W/ STORAGE OFFICE	3,556 SQ FT	(5) SPACES (900 SQ FT 180) (5-4) SPACES (1,700 SQ FT 500 + 2 VEHICLES) (3) SPACES (956 SQ FT 300)

TOTAL PARKING REQUIRED (13) TOTAL PARKING PROVIDED (10)
PARKING WAIVER REQUIRED (3)

- 15) NO OUTSIDE STORAGE IS ALLOWED
- 16) EXISTING HOUSE AT 305 NORTH FREDERICK AVENUE IS ON THE CITY OF GAITHERSBURG'S HISTORIC INVENTORY MHT#M-21-135
- 17) EXISTING HOUSE AT 305 NORTH FREDERICK AVENUE TO BE REMOVED
- 18) There are no streams, floodplains, highly erodible soils or endangered species in need of conservation within this site.
- 19) Adjacent property line information is created from existing development plans.
- 20) Handicap Accessibility note: All handicap accessibility requirements will apply
- 21) A street tree with grate may be planted in the future on evaluation of the streetscape of this block. Location, species and timing to be determined. SIDA condition #5 allows for trees to be placed in an easure for the street tree and grate.



OVERLAND SHEET FLOW SUMMARY

EXISTING AREAS:	POST DEVELOPED AREAS:
PERVIOUS 11635 SQ-FT	PERVIOUS 11450 SQ-FT
PERVIOUS 2489 SQ-FT	PERVIOUS 2674 SQ-FT

EXISTING: Q10=1.94CFS
Q2=1.51CFS

POST DEVELOPMENT: Q10=1.83CFS
Q2=1.43CFS

- PAVING NOTES
1. THE FIRST OR INTERMEDIATE SURFACE COURSE MUST BE PLACED AS SOON AS FIELD CONDITIONS ALLOW.
 2. AFTER THE BITUMINOUS CONCRETE BASE HAS BEEN PLACED NO TRAFFIC IS ALLOWED ON BASE COURSE UNTIL PAVE SURFACE COURSE HAS BEEN PLACED.
 3. REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.

- LEGEND
- GAS VALVE/METER
 - BOLLARD
 - ROAD SIGN
 - LIGHT POLE
 - POWER POLE
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE AND ENGINEERING

FINAL APPROVAL

DATE: _____
BY: _____

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____

APPLICATION NO. **SDP-07-003** WAS GRANTED

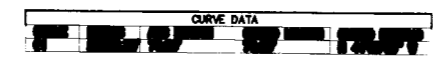
AMENDMENT TO FINAL APPROVED PLAN

WITH _____ () CONDITION. SEE S.D.A. LETTER.

DATE: _____ BY: _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION.

OWNER: **ALI ASGARI**
MARYLAND CARPET AND TILE
4258 NORTH FREDERICK AVE.
GAITHERSBURG, MD 20877
(301) 258 8453



MARYLAND TILE
LOT 22
305 N. FREDERICK AVE
GAITHERSBURG, MARYLAND
MONTGOMERY COUNTY

DATE: SEP 12, 2008

SDP-07-003

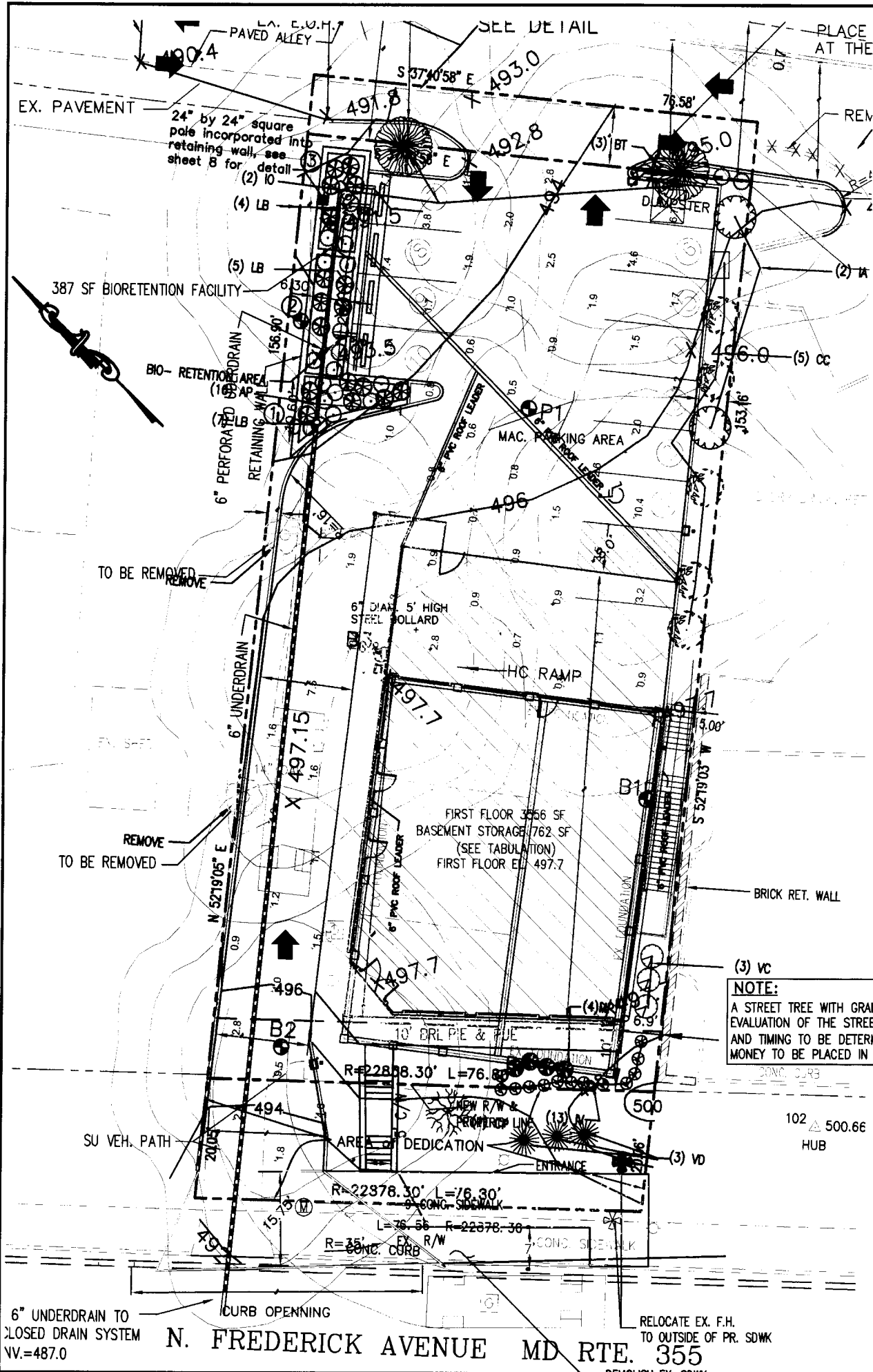
BAZIKIAN
CONSULTANTS, LTD.
ENGINEERS
103 A WASHINGTON BOULEVARD, LABEL, MD 20707
TEL: (301) 467-1631 FAX: (301) 467-1635
INFO@BAZIKIAN.COM

PROPOSED 16' ONE WAY
ENTRANCE

SHEET 2 OF 5

C-2

SDP-08-004
AFP-08-034
+13
12-3-08



GENERAL NOTES

- CITY SITE INSPECTORS ARE TO BE GIVEN A MINIMUM OF 48 HOURS ADVANCE NOTICE PRIOR TO DELIVERY OF TREES TO THE SITE.
- ALL TREES ARE TO BE INSPECTED AND APPROVED BY THE CITY PRIOR TO PLANTING.
- A TYPICAL PLANTING HOLE IS TO BE INSPECTED AND APPROVED BY THE CITY PRIOR TO PLANTING OF ANY TREES ON THE SITE.
- ALL LANDSCAPE PLANS ARE TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY TREE MANUAL.
- A HORTORIUM HAS BEEN PLACED ON LONDON PLANE TREES DUES TO DISEASE PROBLEMS. THIS MAY EXCLUDE THE REPLACEMENT OF EXISTING TREES.
- PERMITS AND INSPECTIONS STAFF ARE TO NOTIFY DPW STAFF WHEN TREES ARE BEING INSPECTED SO THAT DPW STAFF MAY BE PRESENT.
- BONDS MAY NOT BE RELEASED WITHOUT A FINAL INSPECTION BY DPW. TREES MAY BE SATISFACTORY WHEN PLANTED, BUT MAY NOT BE SO LATER ON.

Landscape General Notes:

- Individual homeowners must be notified at least one week prior to installation of plants on lots that have an occupied dwelling.
- Unless otherwise stipulated by specific requirements of this manual, the landscaping shown on this plan must be planted in accordance with the latest edition of Landscape Specification Guidelines, developed by the AIA-DC-VA Chapter of the Landscape Contractors Association.
- All trees are to be located a minimum distance of 5 feet from all utility boxes, 5 feet from a storm drain inlet or man-hole, 10 feet from a fire hydrant, 15 feet from public street lights, 5 feet from driveway aprons, 20 feet from any traffic control sign, and at least 30 feet from any intersection.
- Locations of street trees may be subject to change in order to avoid conflict with street lighting.
- Any planting within a forest retention area, as designated on the forest conservation plan and shown on this plan, must be done to avoid any adverse impact to the roots of existing trees.
- Plant type substitutions are permitted with verbal or written approval from the Planning and Code Administration.
- All plant material will be reinspected for survival by the Planning and Code Administration one year following installation. A 10 percent maintenance bond will be retained during this time period.
- All plants must meet the standards of the latest edition of American Standard for Nursery Stock sponsored by the Association of American Nurserymen.
- No plant shall be located in areas of obvious poor drainage. If such conditions exist, contact the landscape architect immediately to relocate affected plant materials.
- Soil conditions must be tested, verified and adjusted by the landscape contractor to insure that appropriate soil composition and PH levels are suitable for plant materials specified for that specific location.

CITY OF GAITHERSBURG FOREST CONSERVATION WORKSHEET

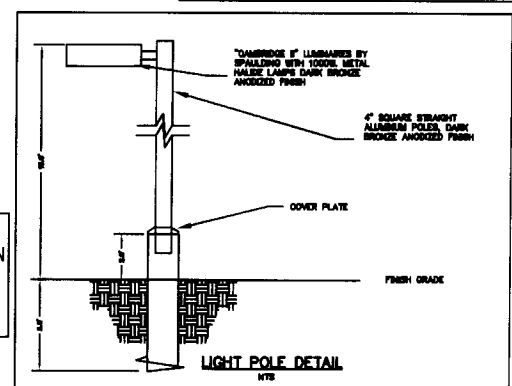
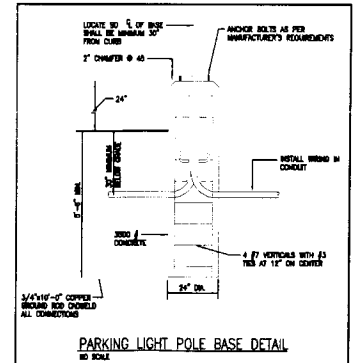
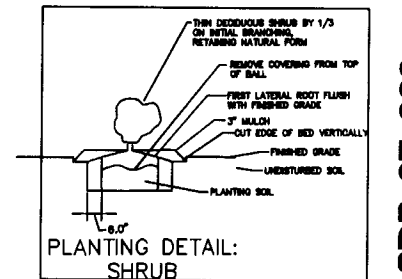
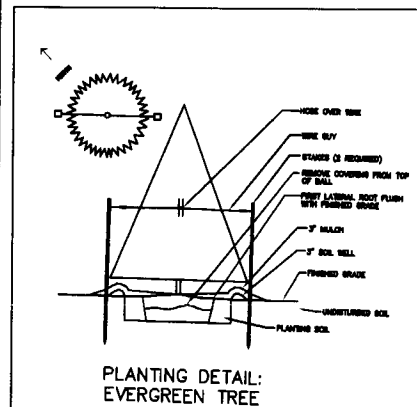
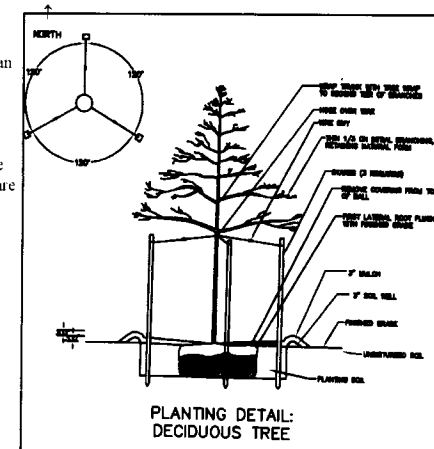
- TRACT AREA= 14,124 SQ. FT.
- EXISTING FOREST COVER= 0.0 SQ. FT.
- CLEARED FOREST COVER= 0.0 SQ. FT.
- RETAINED FOREST COVER= 0.0 SQ. FT.
- AFFORESTATION (15%)
- AFFORESTATION THRESHOLD= 2,118.6 SQ. FT.
- AFFORESTATION REQUIRED= 2,118.6 SQ. FT. AT 100 TREES/ACRE= 5 TREES

BIORETENTION PLANT SCHEDULE

TREES	SYMBOL/HATCH #	LOCATION	BOTANICAL NAME	COMMON NAME	SIZE (MIN)	SPACING	COMMENTS
	2		ILEX OPECA	AMERICAN HOLLY	2" CAL.	AS SHOWN	B&B
	1		ACER PALMATUM ATROPUR PUREUM	DWARF RED JAPANESE MAPLE	2" CAL.	AS SHOWN	
	MA		ILEX ATTENUATA	POSTER HOLLY		AS SHOWN	
	CC		CATTANBIENSE CATAIBA	RHODODENDRON		AS SHOWN	
SHRUBS	AP		AESOLIUS PARFLORA	BOTTLEBRUSH BUCKEYE	5-7"	AS SHOWN	CONTAINER
	LB		LINDERA BENZON	SPICEBUSH	8-10"	AS SHOWN	CONTAINER
	VC		VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY		AS SHOWN	CONTAINER
	VD		VERTEICILLUM	ARROWWOOD	2 GAL	AS SHOWN	CONTAINER
	IV		ILEX VERTICILLATA	WINTERBERRY	2 GAL	AS SHOWN	CONTAINER
	MP		MUNYA PENNSYLVANICA	BAYBERRY	2 GAL	AS SHOWN	CONTAINER

RECOMMEND PLANTS FOR BIORETENTION AREA - SHRUBS

SPECIES	HEIGHT	ROOT SYSTEM
BOTTLEBRUSH BUCKEYE	4-6"	SHALLOW
HIGHBUSH BLUEBERRY	5-7"	SHALLOW
BAYBERRY	6-12"	SHALLOW
WINTERBERRY	8-10"	SHALLOW
ARROWWOOD	5-7"	SHALLOW



NOTE:
A STREET TREE WITH GRADE MAY BE PLANTED IN THE FUTURE AFTER AN EVALUATION OF THE STREETScape OF THIS BLOCK. LOCATION, SPECIES AND TIMING TO BE DETERMINED. SDA CONDITION # 5 ALLOWS FOR MONEY TO BE PLACED IN ESCROW FOR THE STREET TREE AND GRADE.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	5	SMST175M-H00XFP	SOMERSET	175W COATED SMH	36023.JES	15000	0.72	212

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.6 fc	10.4 fc	0.5 fc	20.8:1	5.2:1

CITY OF GAITHERSBURG
DEPARTMENT OF PUBLIC WORKS,
PARK MAINTENANCE, AND ENGINEERING

FINAL APPROVAL

DATE _____ BY _____

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____

APPLICATION NO. **SDP-07-003** WAS GRANTED

AMENDMENT TO FINAL APPROVED PLAN

WITH _____ () CONDITIONS. SEE S.D.A. LETTER.

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

OWNER: MARYLAND CARPET AND TILE
4258 NORTH FREDERICK AVE.
GAITHERSBURG, MD 20877
(301) 258 8453

PROPOSED LANDSCAPE & LIGHTING PLAN

MARYLAND TILE
LOT 22

305 N. FREDERICK AVE.
GAITHERSBURG, MARYLAND
MONTGOMERY COUNTY

DATE: MAY 20 2008

B. BAZIKIAN CONSULTANTS, LTD.
ENGINEERS
103 A WASHINGTON BOULEVARD, LAUREL, MD 20707
TEL: (301) 497-1133 FAX: (301) 497-1135
WWW.BBAZIKIAN.COM

PROPOSED 16' ONE WAY ENTRANCE

SHEET 5 OF 5

SDP-07-003

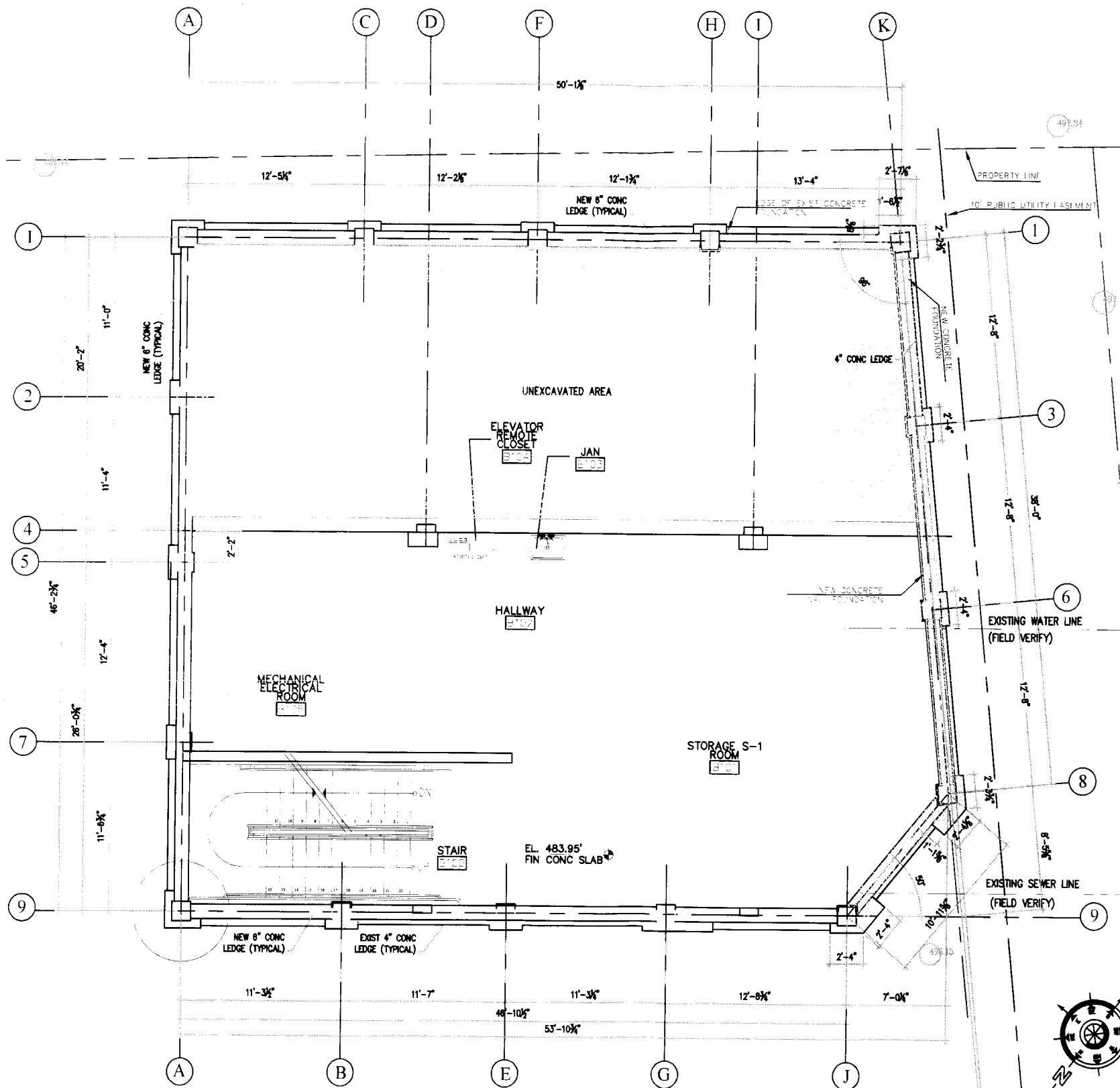
C-5

SDP-08-004
AFP-08-634
#14
12-3-08

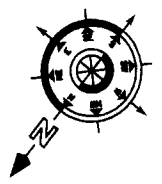
6" UNDERDRAIN TO CLOSED DRAIN SYSTEM
VV=487.0

N. FREDERICK AVENUE MD RTE. 355

RELOCATE EX. F.H. TO OUTSIDE OF PR. SDWK



A-1 BASEMENT FLOOR PLAN
 1/4" = 1'-0"



PRELIMINARY CONCEPT DRAWINGS

MARYLAND CARPET & TILE
 305 N. FREDERICK AVE. GAITHERSBURG, MD 20877

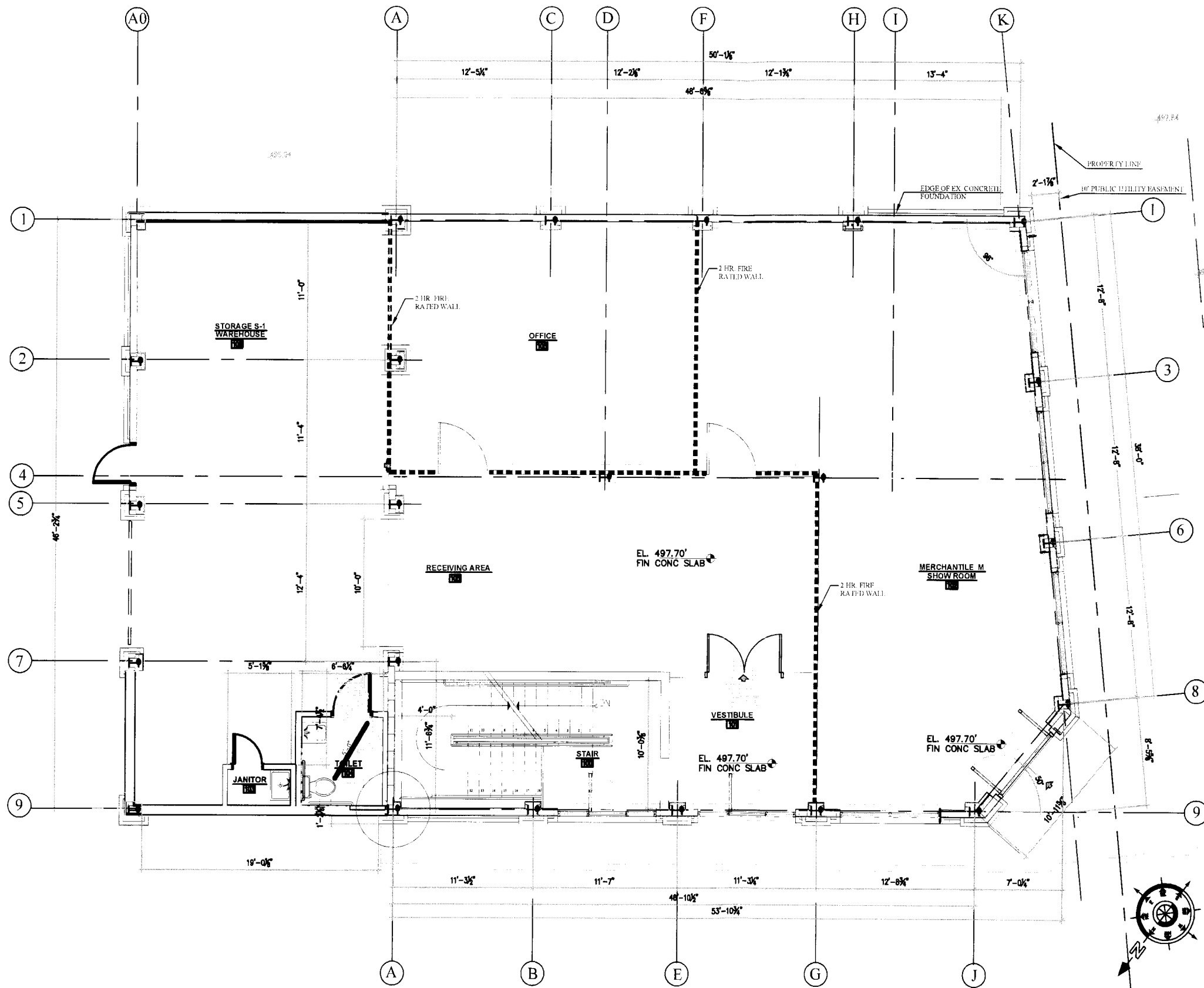
BAZIKIAN CONSULTANTS, L.L.P.
 ENGINEERS, ARCHITECTS, PLANNERS
 1500 WASHINGTON BLVD., SUITE 1000
 WASHINGTON, D.C. 20007
 TEL: (301) 467-1000 FAX: (301) 467-1005
 WWW.BAZIKIAN.COM

OWNER:
 MR. & MRS. ASHLEY AND CARPET AND TILE
 4340-4350 BEECH

A-1

SHEET 1 OF 2

SDP-08-004
 AFP-08-034
 #15
 12-3-08



A-2 FIRST FLOOR PLAN
 1/4" = 1'-0" (Option 2)

WALL LEGEND	
	EXISTING
	NEW

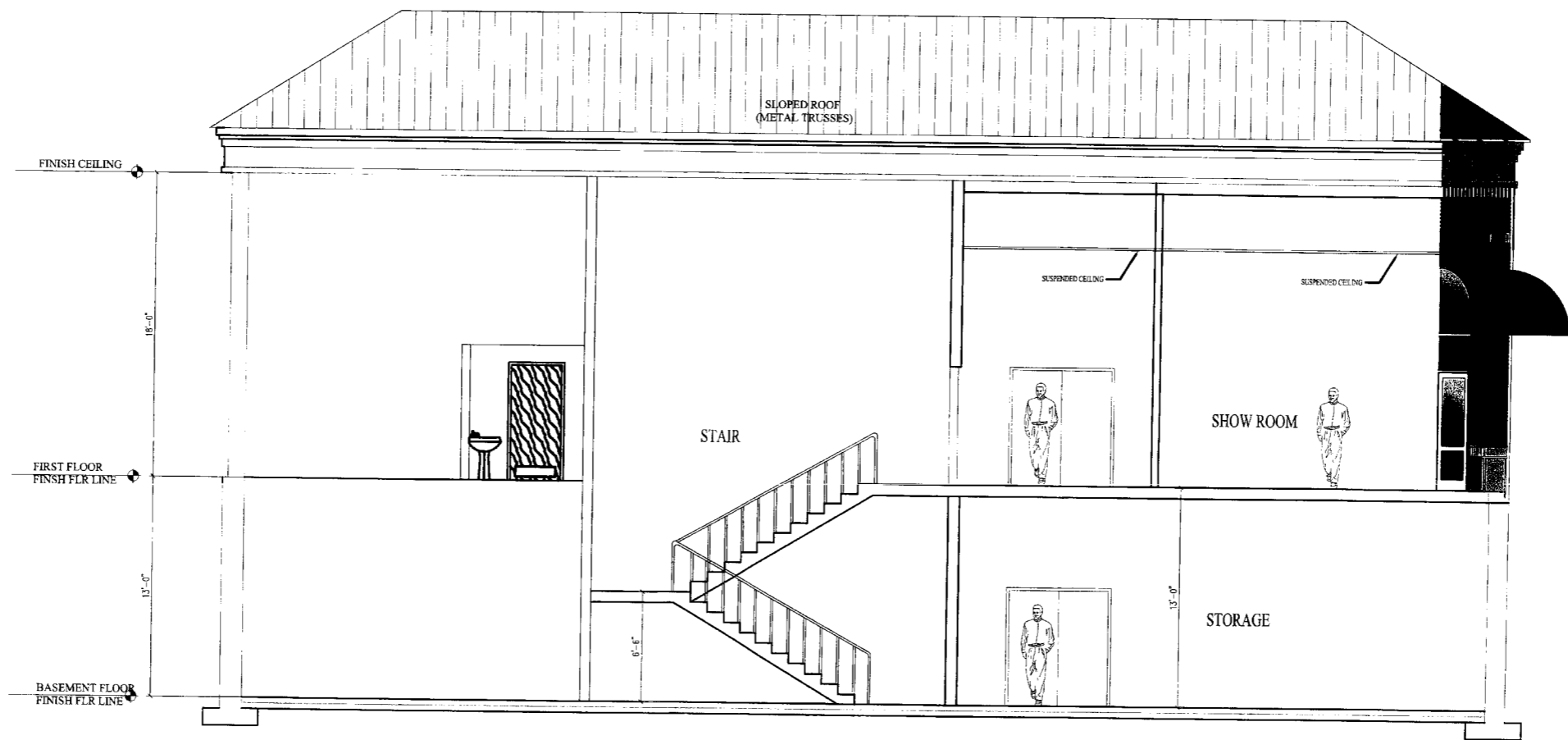
PRELIMINARY CONCEPT DRAWINGS
MARYLAND CARPET & TILE
 305 N. FREDERICK AVE. GAITHERSBURG, MD 20877

BAZIKIAN
 CONSULTANTS, LTD.
 ENGINEERS, ARCHITECTS, INTERIORS
 1524 WASHINGTON BLVD. LAUREL, MD 20707
 TEL. (301) 487-1832 FAX (301) 487-1835
 WWW.BAZIKIAN.COM

OWNER: MHC ALL ASGARU AND CARPET AND TILE
 DATE: 4/21/08
 SHEET OF

DATE: 4/21/08	PROJEN:
SCALE: AS SHOWN	
DESIGNED BY:	
DRAWING #:	
REVISION #:	
JOB #:	

A-2



A-5 SECTION
1/4" = 1'-0"

NOV 12 2008
PLANNING & CODE ADMINISTRATION

PRELIMINARY CONCEPT DRAWINGS
MARYLAND CARPET & TILE
305 N FREDERICK AVE. GAITHERSBURG, MD 20877

BAZIKIAN CONSULTANTS, LTD.
ENGINEERS, ARCHITECTS & PLANNERS
1024 WASHINGTON BLVD. LAUREL, MD 20707
TEL: (301) 497-1830 FAX: (301) 497-1833
INFO@BAZIKIAN.COM

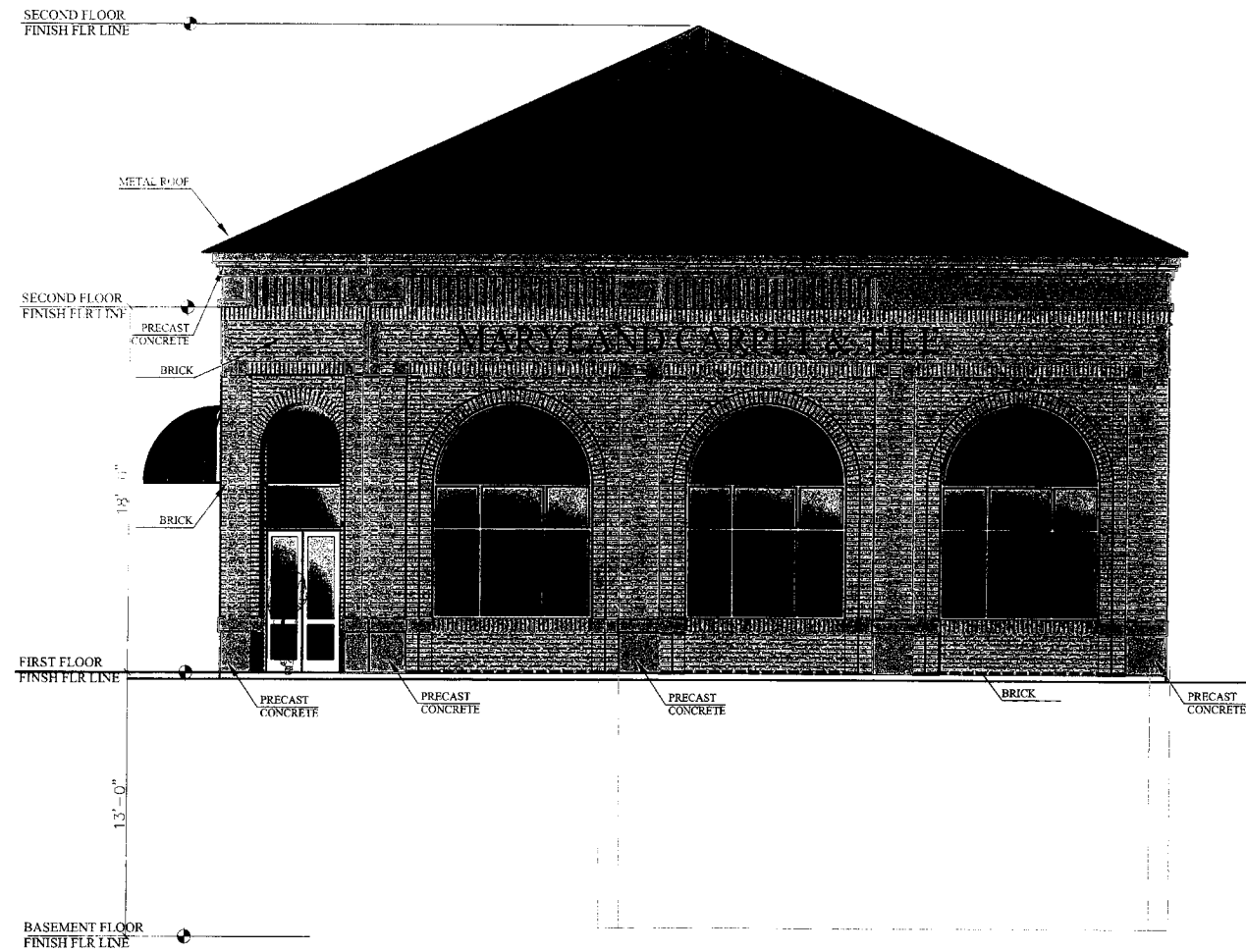
OWNER:
MR. ALI ASGARI, MID-CARPET AND TILE
(240) 426-9800

SHEET ___ OF 7

A-5

NO.	DATE	REVISION

SDP-08-004
AFP-08-034
#16
12-3-08



A-3 FRONT ELEVATION
1/2" = 1'-0"

RECEIVED
NOV 12 2008
PLANNING & CODE
ADMINISTRATION

DATE	REVISION
NOV 04 2008	AS SHOWN

OWNER:
MR. ALI ASGARI, MD CARPET AND TILE
(240) 426 9800

BAZIKIAN
CONSULTANTS, LTD.
ENGINEERS, ARCHITECTS & PLANNERS
1034 WASHINGTON BLVD., LAUREL, MD 20701
TEL. (301) 487-1832 • FAX (301) 487-1835
WWW.BAZIKIAN.COM

PRELIMINARY CONCEPT DRAWINGS
MARYLAND CARPET & TILE
305 N FREDERICK AVE. GAITHERSBURG, MD 20877

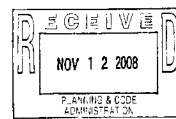
A-3

SHEET ___ OF 7

SDP.08.004
AFP.08.034
#18
12.3.08



A-4 LEFT SIDE ELEVATION
1/2" = 1'-0"



PRELIMINARY CONCEPT DRAWINGS
MARYLAND CARPET & TILE
305 N FREDERICK AVE. GAITHERSBURG, MD 20877

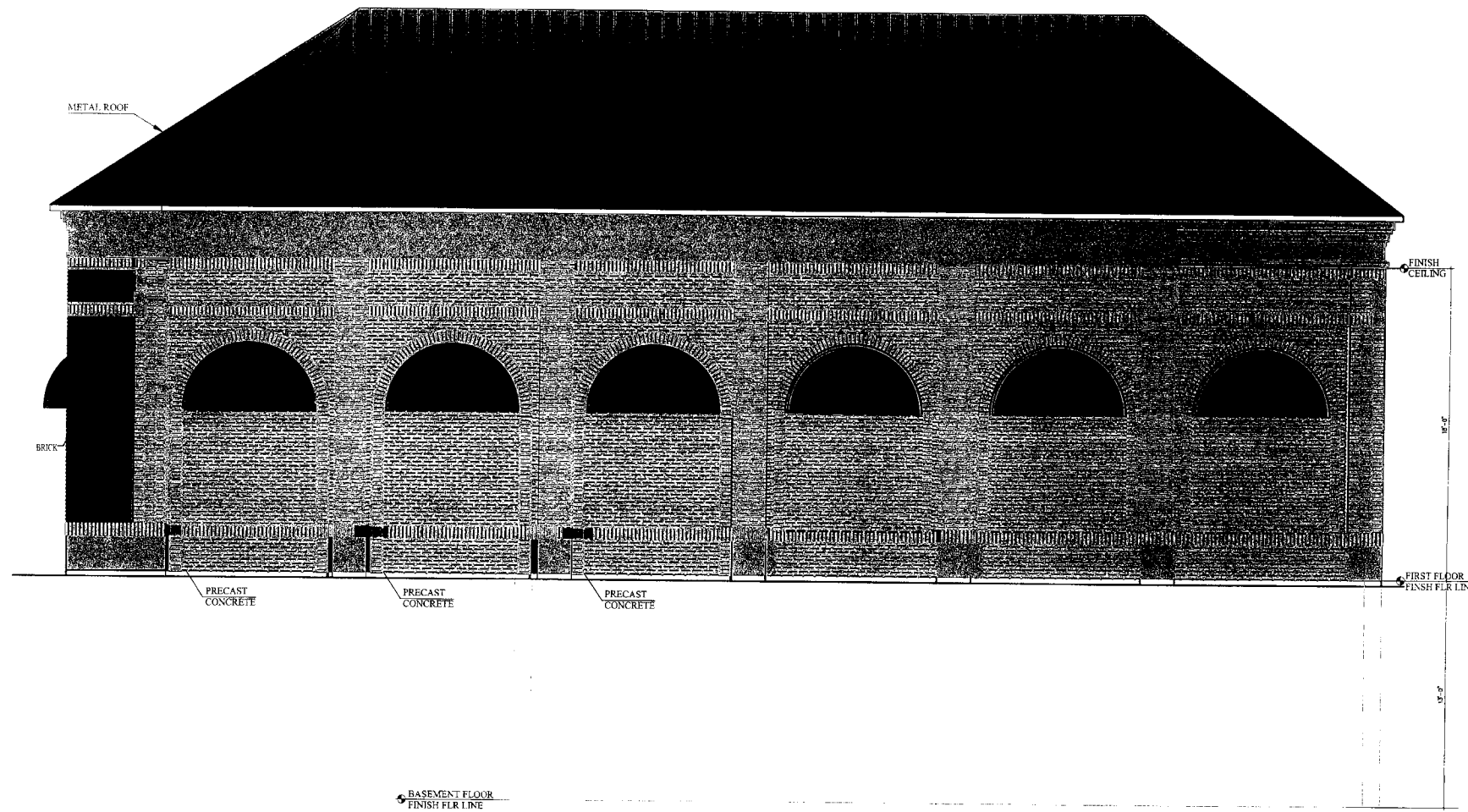
BAZIKIAN
CONSULTANTS, LTD.
ENGINEERS, ARCHITECTS & PLANNERS
1034 WASHINGTON BLVD, SUITE 400, 20707
TEL: (301) 487-1830 FAX: (301) 487-1835
WWW.BAZIKIAN.COM

OWNER:
MR. ALI ASGARI, MD CARPET AND TILE
(240) 426 9800

SHEET _____ OF _____

DATE	NOV 04 2008
SCALE	AS SHOWN
DESIGNED BY	
DRAWING #	
CHECKED BY	
JOB #	

A-4



A-6 RIGHT SIDE ELEVATION
1/4" = 1'-0"

NOV 12 2008
PLANNING & CODE
ADMINISTRATION

DATE	REVISION
NOV 04 2008	SCALE: AS SHOWN
	DESIGNED BY
	DRAWING #
	CHECKED BY
	JOB #

A-6

OWNER:
MR. ALI ASGARI, MD CARPET AND TILE
(240) 426-9800

SHEET OF 7

BAZIKIAN
CONSULTANTS, LTD.
ENGINEERS, ARCHITECTS & PLANNERS
1004 WASHINGTON BLVD, LAUREL, MD 20707
TEL: (301) 487-1512 FAX: (301) 487-1535
INFO@BAZIKIAN.COM

PRELIMINARY CONCEPT DRAWINGS

MARYLAND CARPET & TILE
305 N. FREDERICK AVE. GAITHERSBURG, MD 20877



A-7 RARE ELEVATION
 1/4" = 1'-0"

NOV 12 2008
 PLANNING & CODE
 ZONING DIVISION

PRELIMINARY CONCEPT DRAWINGS
MARYLAND CARPET & TILE
 305 N FREDERICK AVE. GAITHERSBURG, MD 20877

BAZIKIAN
 CONSULTANTS, LTD.
 ENGINEERS, ARCHITECTS & PLANNERS
 1024 WASHINGTON BLVD LAUREL, MD 20707
 TEL (301) 497-1631(2) FAX (301) 497-1635
 INFO@BAZIKIAN.COM

OWNER:
 MR. ALI ASGARI, MD CARPET AND TILE
 (240) 426-9800

SHEET ____ OF ____

DATE	REVISION
NOV 04 2008	
SCALE	AS SHOWN
DESIGNED BY	
DRAWING #	
CHECKED BY:	
DATE	
JOB #	

A-7