

AMENDMENT TO THE ZONING MAP

In accordance with Chapter 24, Article VIII of the City Code

Application No. Z-316
Date Filed 10.4.10
Fee \$2000.00
PC Hearing _____
PC Recommendation _____
M & CC Hearing _____
Decision _____
Date _____

SUBJECT PROPERTY Parcels P700 and P616
ADDRESS (if none, the location with respect to streets) 16 Chestnut Street, Gaithersburg, Maryland 20877
LOT _____ **BLOCK** _____ **SUBDIVISION** _____

REQUESTED CHANGES

FROM THE EXISTING R-A & I-1 ZONE TO THE MXD ZONE.

Optional Method Development (Excluded from R-A and MXD Zones).

APPLICANT Montgomery County Agricultural Center, Inc. **TELEPHONE** (301) 926-3100

ADDRESS 16 Chestnut Street, Gaithersburg, Maryland 20877

E-MAIL ADDRESS _____

OWNER(S) Montgomery County Agricultural Center, Inc. **TELEPHONE** (301) 926-3100

ADDRESS 16 Chestnut Street, Gaithersburg, Maryland 20877

E-MAIL ADDRESS _____

TAX ASSESSMENT INFORMATION

As shown on the tax docket of the State Department of Assessment and Taxation, Montgomery County, or on the Montgomery County, Maryland Real Estate Tax Bill.

DISTRICT SUBDIVISION	ACCOUNT NUMBER	LOT	BLOCK	ACRES/FEET	SUBDIVISION OR TRACT NAME
9-09	00840840			31.86 acres	P700, Map FT 42
9-09	00820328			30.97 acres	P616, Map FT32
9-					
9-					
9-					
9-					

ZONING HISTORY

List below the application numbers, date of filing, and actions taken on all applications filed within 3 years prior to this date for the reclassification of the whole or any part of the land above described.

APPLICATION #	DATE FILED	ACTION TAKEN
N/A		

SUBMISSION REQUIREMENTS

- **Map or plat** prepared by registered surveyor or engineer showing land and existing buildings for which the map amendment is sought, the bordering properties, streets and street names, lot and block designations, north arrow and key map, age and location of existing buildings, property size in acres/square feet. The area which is the subject of the application should be outlined in red. (10 copies)
- **Legal metes and bounds** of property (In Word Document format)
- **Fee** (see separate schedule)
- **List of names and addresses** of all property owners within 200 feet of any boundary of subject property
- ~~Statement demonstrating a change in the neighborhood or a mistake in the Master Plan~~ *NA*

If Optional Method submit also:

- **Schematic Development Plan.** Plans must comply with all requirements of Section 24-169(a) & (b) of the City Code, see Site Plan Application Checklist.
- **Proposed Covenant**
- **Statements:**
Applicant proposes to limit uses on the subject parcel to the following:

Applicant has submitted Schematic Development Plan which imposes the following limitations of development standards:

ADDITIONAL INFORMATION

Within five (5) days after filing the application, the applicant shall erect appropriate signs, posting notice of the requested zoning map amendment public hearing [per Section 24-196(e) of the City Code]. The signs are made available to the applicant from the City staff (a sign deposit fee is required per sign).

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

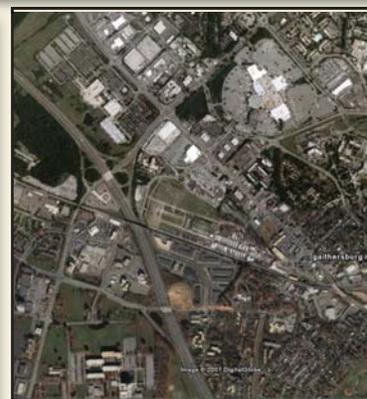
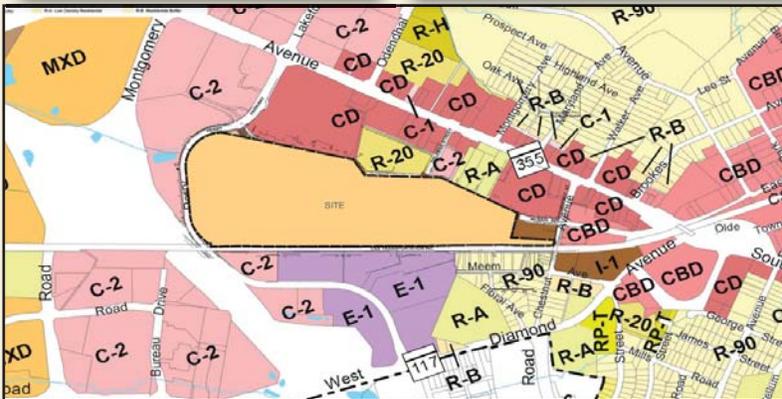
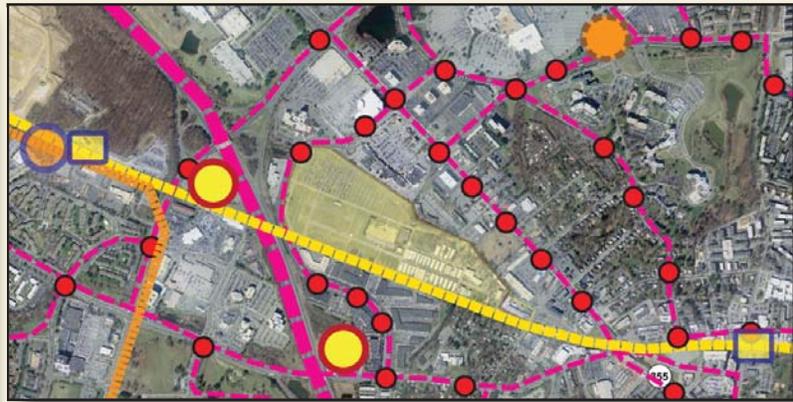
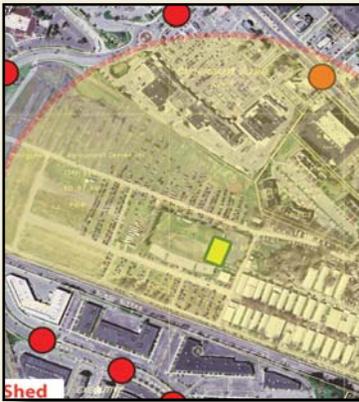
Applicant's Signature	<u><i>Martin E. Svrcek</i></u>	Date	<u>9/30/10</u>
Owner's Signature	<u><i>Martin E. Svrcek</i></u>	Date	<u>9/30/10</u>

Martin E. Svrcek Executive Director, Montgomery County Agricultural Center Inc.

Project Description

for the Requested Rezoning to MXD

Montgomery County Agricultural Center Property
Gaithersburg, Maryland



Prepared for:
The Montgomery County Agricultural Center, Inc.
16 Chestnut Street, Gaithersburg, Maryland

Prepared by:
Townscape Design LLC

October 26, 2010

Joint Hearing - MCC & PC
Z-316
Exhibit #2

Applicant: Montgomery County Agricultural Center, Inc. (MCAC)
16 Chestnut Street
Gaithersburg, Maryland 20877
301-926-3100

Property: P700, TM FT42 & P616, TM FT32, totaling 62.83 acres

Request: Amendment to Zoning Map
From R-A and I-1 to MXD

Outline:

1.0: Project Description.....p. 2

2.0: Phasing, Staging and Public Facilities.....p. 9

3.0: Master Plan Guidance.....p. 14

4.0: MXD Zone.....p. 23

5.0 Appendix
Projected Enrollment and Space Availability, Gaithersburg Cluster

Prepared by: Townscape Design LLC
PO Box 424
Clarksville, Maryland 21029
410-531-2621
410-531-2619 fax

1.0 Project Description

Overview

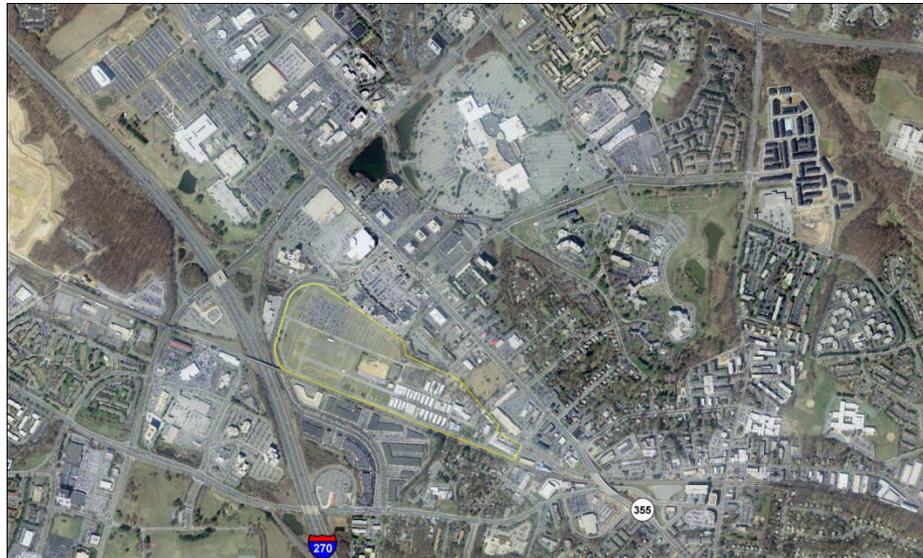
The Montgomery County Agricultural Center, Inc. ("MCAC"), is the owner of the properties known as parcels P700 on Tax Map FT 42 and P616 on Tax Map FT32, sharing a common address of 16 Chestnut Street, Gaithersburg, Maryland 20877 ("Property") totaling approximately 62.83 acres. The property is home to the Montgomery County Agricultural Fair and other community events.

The Property is generally located south-east of the interchange of Dwight Eisenhower Highway (I-270) in the City of Gaithersburg and is generally bounded by the CSX Rail right-of-way to the west, Chestnut Street to the south, Perry Parkway to the north and the rear portion of commercial and residential properties which front on MD Route 355 (Frederick Avenue) to the east.

The northern parcel (P616) is currently zoned R-A, Low Density Residential and the southern parcel (P700) is currently zoned I-1, Light Industrial. The Property is identified as a future Growth Area in the recently adopted 2009 Gaithersburg Municipal Growth Element and is immediately adjacent to, and is referenced in two adopted Master Plan Land Use Elements; the 2001 Frederick Avenue Corridor Land Use Plan and the 2005 Olde Towne Master Plan.

Surrounding Area

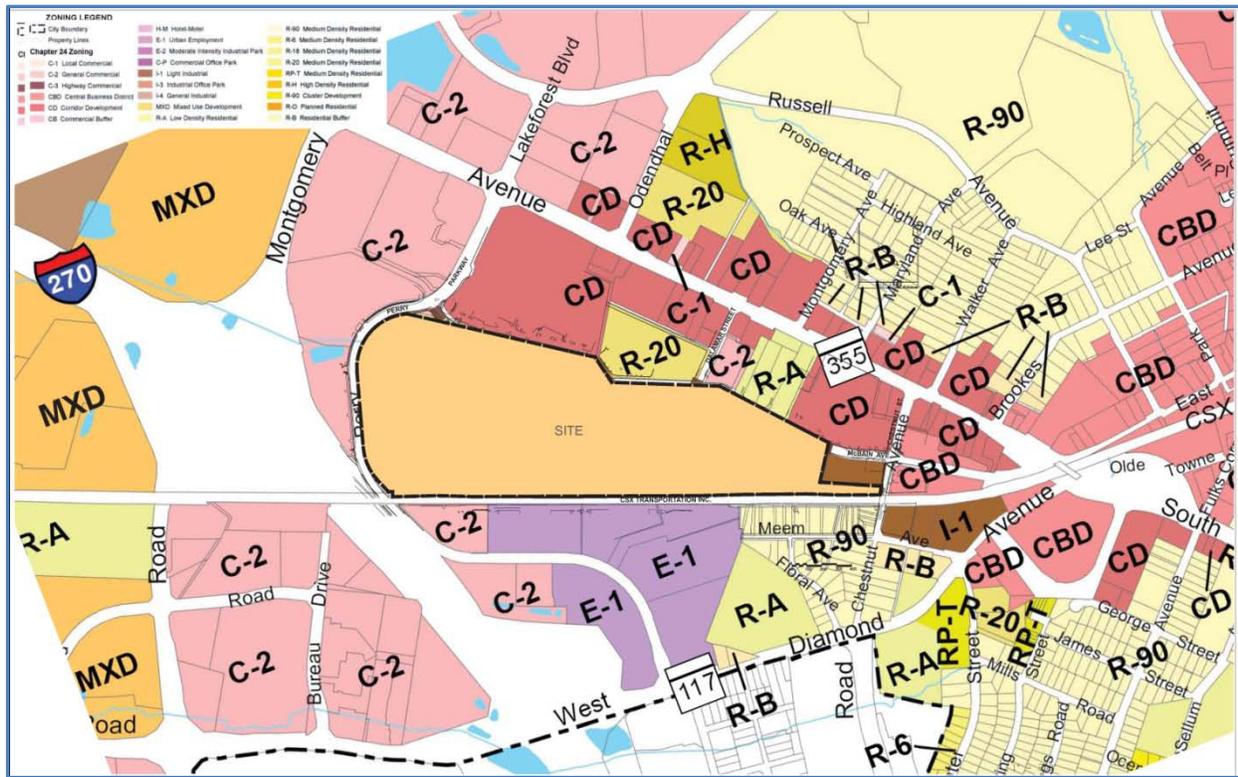
The Property is surrounded on all sides by commercial, light industrial and residential uses. The properties on the west side of the CSX Rail right-of-way consist mostly of office and light industrial uses, with a small component of residential at the southern end (Chestnut/Meem Historic District). The properties on the northern side of Perry Parkway contain a mix of uses, including a Hilton hotel, a veterinary clinic and retail shopping. The retail uses continue along the eastern border of the Property, with the Gaithersburg Square shopping center at the north eastern corner and the Gaithersburg Plaza at the south eastern corner. The remaining eastern border with the Property contains a mix of uses including a restaurant (the Golden Bull), offices, multifamily residential and a cemetery. The southern boundary of the Property has office, retail (Standard Supply) and multifamily residential uses (the Oaks at Olde Towne).



Frederick Avenue lies parallel to the eastern property line of the Property and is included within the 2001 Frederick Avenue Corridor Land Use Plan. It provides access points to the Property at the intersections of Dalamar Street and Chestnut Street and via Perry Parkway. The Central Business District (CBD) borders the Property on the south at Chestnut Street, and allows for a continuity of the

commercial use along Frederick Avenue and East Diamond Avenue through Olde Towne Gaithersburg. The 2005 Olde Towne Master Plan promoted the opportunity for the extension of East Diamond Avenue through the Property and connectivity to future neighborhoods, which this proposal fulfills.

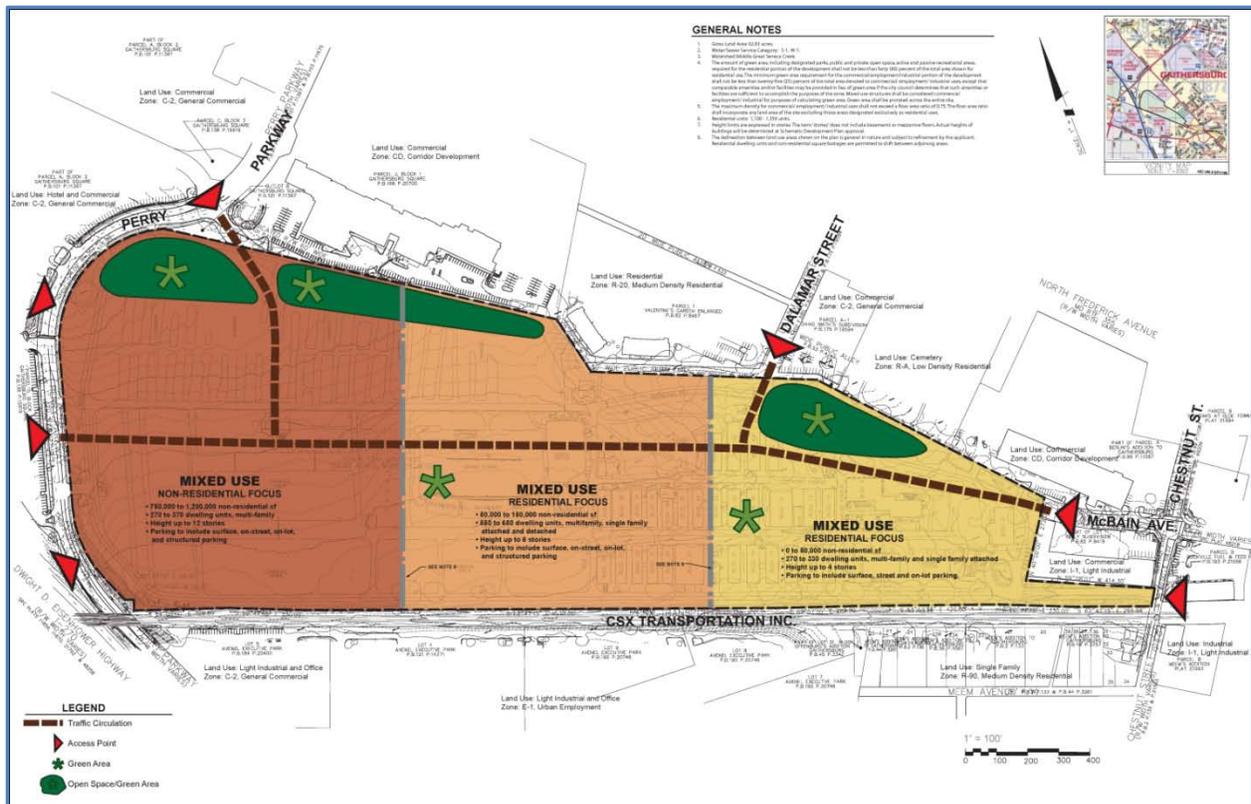
The Property is located in close proximity to a Maryland Area Regional Commuter (MARC) train station, located at the corner of Summit Avenue and East Diamond Avenue in Olde Towne Gaithersburg and is situated near several local and commuter bus stops.



Project Design Overview

The Montgomery County Agricultural Center is one of the largest properties identified as a Growth Area by the City. In fact, this property alone accounts for more than 10% of the available developable land within the City's Growth Areas, 63 acres out of 600 acres. It is strategically located immediately adjacent to the Central Business District (CBD), commonly known as "Olde Towne" and the Frederick Avenue (MD Route 355) Corridor. Both are planned redevelopment areas. The Property is also readily accessible from multiple points of access including Perry Parkway, Dalamar Street, McBain Avenue (East Diamond Avenue extended) and Chestnut Street. It is close to transit, both bus and rail, and is generally open and unencumbered with minimum development constraints. Its size and character allow for the implementation of a comprehensively planned mixed-use community.

Rezoning to the MXD zone and redevelopment of this site provides the opportunity for a fully integrated and interconnected new neighborhood within the City and the ability to provide many key elements expressed in the Master Plan. The unencumbered nature of the site provides the opportunity to provide larger format buildings and uses in close proximity to the CBD in a compatible way, thus strengthening and reinforcing the 'spiritual heart of the City'. The extension of East Diamond Avenue onto and through this Property will provide linkages and continuity between the Property and Olde Towne and provide an alternative, lower speed and more pedestrian-friendly roadway link as compared to Frederick Avenue.



Community Concept

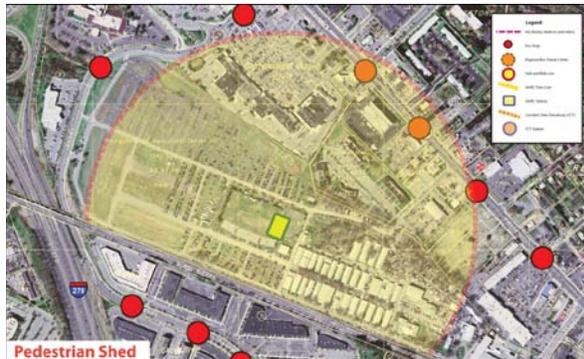
The applicant proposes a compact, mixed-use, walkable and connected community with the extension of East Diamond Avenue (McBain Avenue) acting as a 'main street' unifying the entire property. The community plan envisions a more nonresidential focus at the north end of this main street and a

residential focus central to the property and toward the south with a general increasing of density and urbanism from south to north.

The overall design will include a network of interconnected streets and pedestrian ways that provide alternate means of movement and relieve traffic on Frederick Avenue by providing a continuous and interconnected parallel street. The overall fabric of the community will be internally compatible between uses and will be compatible with surrounding land uses.

The community will be planned and implemented consistent with the City's Smart Growth Principles and by utilizing Traditional Neighborhood Design strategies. Some of the key elements include:

- The extension of East Diamond Avenue as a central main street with narrow pavement, on-street parking and wide, landscaped sidewalks that have buildings fronting on the street and parking to the side or rear of buildings. The slower, narrower street will be consistent in design to the recommendations for existing East Diamond Avenue in the Olde Towne Master Plan and the 2009 Transportation Element, which will allow shared biking and will promote walking.
- The plan envisions a complete and unified neighborhood adjacent to and south of the Frederick Avenue Corridor, integrated into and connected to the fabric of the existing community. Additionally, it is envisioned that the northern portion of the site will have a more non-residential focus with residential uses more dominant in the middle and southern portions of the site.
- There will be a centrally located public/civic space that will provide for community wide activities. It will be the focus of the community and will be within a five minute walk to residents and employers, as illustrated above. Additional public/civic spaces and parks will be dispersed throughout the community.
- The community will have an integrated and connected bike and pedestrian network, which in addition to the overall design, will be walkable and reduce dependence on automobile usage.
- Some of the existing fabric of the Fairgrounds, including several specimen trees are planned to be retained and integrated into the new community, including several green areas, open spaces and public amenity areas.
- The design will integrate both nonresidential and residential uses in a compatible manner.
- Forest will be planted, adding natural areas to the community and the stormwater management system will incorporate several environmentally sensitive design (ESD) strategies.



Interconnectivity

The plan is interconnected with the surrounding neighborhood, including the provision of a key parallel road to Frederick Avenue, a critical link in the planned bike path system, as well as multiple opportunities to interconnect the vehicular, bike, transit and pedestrian networks to surrounding properties. Linkages to Frederick Road will provide walkable access to existing and planned services as well as transit. The extended main street concept for East Diamond Avenue is consistent with recommendations in the Transportation Element and the Olde Towne Master Plan and would allow vehicular, bike and pedestrian linkages to Olde Towne, strengthening the historic downtown.

The recommendation for McBain Avenue found on page 20 of the 1997 Transportation Plan states:

"[T] the extension of McBain Avenue from Chestnut Street to Perry Parkway **will provide direct access to Olde Towne from the planned ramp at Exit 10** [now 11] of Interstate 270. It will serve as an alternate route to Maryland Route 355 (Frederick Avenue) and help to relieve some of the traffic congestion on that busy highway." *(emphasis added)*

This ramp, if reconsidered, in conjunction with the development of the Property, will provide extensive relief to the Frederick Avenue-Montgomery Village Avenue intersection.

Compatibility

The plan also provides appropriate transitions and compatible relationships between internal uses and between internal uses and surrounding properties. The general concept layout locates the most intensive uses closest to Interstate 270. The land use layout generally locates uses on-site near similar uses on adjacent properties. The inclusion of green corridors, the use of appropriate setbacks as established in the MXD zone and the general transition of densities from north to south all provide a compatible relationship to surrounding properties. The Sketch Plan has been designed so the Property will be compatible and harmonious with existing and planned land uses in the surrounding area.

Mixing of Uses and Walkability

This integrated design efficiently uses the land, locates employment and retail uses convenient to residential areas, thus reducing reliance upon single occupancy automobile use and encourages pedestrian and non-vehicular circulation. These nearby commercial and employment uses will enhance and complement the residential environment as will the inclusion of integrated open spaces, amenities, recreation areas and potential institutional uses.

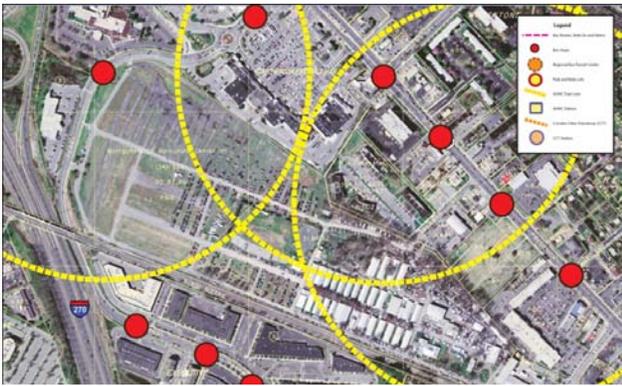
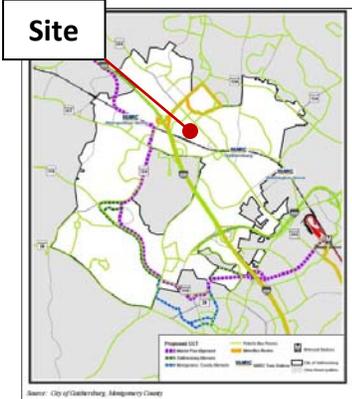
Internal Street Design

Internal streets will include sufficient sidewalks, pedestrian ways and biking opportunities and will provide a variety of experiences in an interconnected network. Parking is proposed on the street with additional parking located in surface lots, on lots or in structured parking arrangements that are to the rear or sides of buildings. Buildings will be located along streets with minimal setbacks to enhance the pedestrian experience and promote walking, consistent with Traditional Neighborhood Design principles. Streets will also include street trees and landscaping and the use of green street technologies where appropriate to promote ESD for stormwater.



Transit Orientation

As illustrated in the diagram, the Property is extremely well situated to existing transit service and provides increased opportunity for expanded transit and interconnectedness. The extension of East Diamond Avenue would provide the opportunity for walking, biking and bus connections to Olde Towne. The historic intersection of East Diamond and Summit Avenues, as well as the Gaithersburg MARC station, are slightly more than one-half mile from the Property, a ten to fifteen minute walk.



The existing local bus service and stops along Perry Parkway and Frederick Avenue are within a five-minute walk from the entire Property. Development of the Property

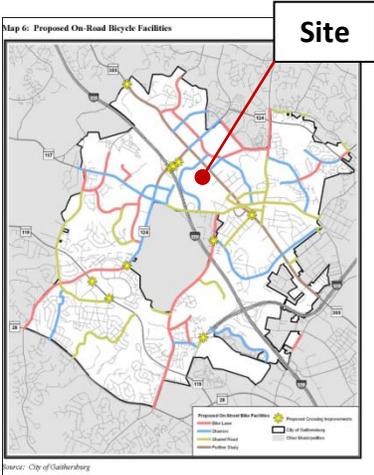
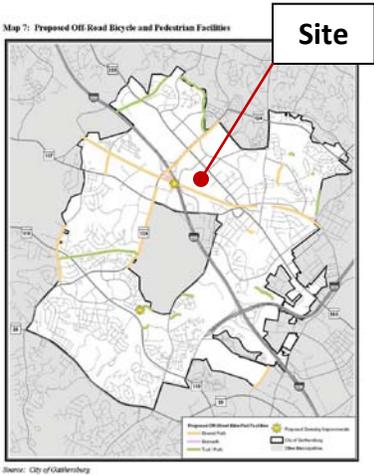
would allow for an additional bus route along East Diamond Avenue extended, enhancing transit serviceability. A commuter bus park-and-ride facility is located at the intersection of Perry Parkway and West Diamond Avenue (MD 117) and is about one-half mile from the Property. The bus transit center located near Lakeforest Mall serves both Montgomery County Ride-On and Metro Bus and is only three-quarters of a mile from the Property.

The Shady Grove Metro Station is about three miles away and is serviced by the bus routes mentioned earlier. The Rockville Metro Station has a common stop with the MARC train system as well.

The planned Corridor Cities Transitway (CCT) includes a station on Quince Orchard Road and one near the Metropolitan Grove MARC station. Interstate 270 is currently a barrier to bike and pedestrian access to these sites, but if the City's planned shared path along the CSX tracks is implemented, the MARC station, CCT stop and the existing SHA Park and Ride lot located at Montgomery Village Avenue and Interstate 270 would be accessible to this Property as well, the furthest being approximately three-quarters of a mile away.

Bike and Pedestrian Systems

As mentioned earlier, the off road shared path planned and identified in the Transportation Element of the Master Plan would parallel the CSX Rail on the north side and would provide excellent pedestrian and biking opportunities and connectivity for the Property. Additionally, the extension of East Diamond Avenue would allow the extension of the shared road bikeway that



currently exists on East Diamond and would allow it to connect to the sharrow bike facility along Perry Parkway. Bike facilities along Frederick Road would also be accessible to the Property. The interconnected nature of the Plan would provide multiple pedestrian routes and experiences and link the Property to the surrounding pedestrian network. Sidewalks and paths internal to the Property would link various land uses, promoting walkability while minimizing auto dependence.

Environment

The Municipal Growth Element noted that new development and redevelopment should expand the urban forest within the City and utilize green based planning methods to retain and compliment the natural environment. The design provides more than 12 acres of new forest where none currently exists. Several existing specimen trees will be retained and incorporated into the forest plan. Existing paths will be retained in some areas in order to provide access to this natural resource.

The Water Resources Element identified several green strategies to be incorporated into new and redevelopment projects. As the stormwater concept indicates, green technologies and ESD strategies will be integrated into the community design and infrastructure.

Housing

A variety of housing choices will be provided within the mixed-use setting of the community with affordable housing provided through the inclusion of Moderately Priced Dwelling Units ("MPDU") and Workforce Housing Units ("WFHU").

Architecture

The Sketch Plan indicates the general height of buildings, with a variation of taller buildings generally located closer to Interstate 270 and lower buildings generally located in the vicinity of the Chestnut/Meem single family neighborhood. Buildings are generally planned close to the street, providing an urban form to the public realm. As stated earlier, larger building formats can be provided on the Property due to its size and open character, which is a benefit to the City, allowing market appropriate building sizes, proximate to Olde Towne, developed in a compatible manner.

At the time of schematic development plan approval, architectural elevations showing the proposed appearance of buildings will be provided. The designs should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and reinforce City identity. Additionally, guidelines will be prepared that coordinate architectural style of buildings and signage.

Summary

This overall design is consistent with the themes, policies and guidance established in the City's Smart Growth Policy, Community Design Strategies and Visions (Process and Overview Element), Municipal Growth Element, and the Traditional Neighborhood Design options within the zoning ordinance. Use of the MXD zone provides a higher standard of development than could be done under conventional zoning categories by using enhanced site design, a compatible mix of uses and well landscaped green areas and amenity spaces.

2.0 Phasing, Staging and Public Facilities

Phasing of Development

It is anticipated that early phases of development would occur on the northern portions of the site and proceed generally in a southerly direction in that this is where multiple points of access can be provided and where the existing sewer main is located. However, phasing or staging plan for any development will be a function of market demand, and the exact timing of development cannot be determined at the present time. At the time that a specific portion of the site is ready to proceed to construction, a schematic development plan application will be submitted and detailed staging information will be provided.

For the purposes of this analysis, it was estimated that development of this project would occur over a ten (10) to twelve (12) year period of time with the assumption that approximately 100-170 residential units and 50,000-175,000 square feet of non-residential development would occur annually. It must be stressed that applicant does not have a specific timetable for development at this time and that this phasing plan is general and for analysis purposes only.

Staging of Community Amenities

Development of the Property will be staged in such a manner that would provide concurrent implementation of community amenities proportional to the scale of the phased development. As an example, proportional amounts of forest will be provided with each stage of development.

Additionally, open space/green area, recreation facilities and public amenities will also be provided in a proportional and staged manner consistent with the scale of the phased development. Infrastructure, such as stormwater management, roads and water and sewer, will be provided as needed to meet the obligations of the development.

Public Facilities

Section 24-160D.9.(a)(1)c. states that "the applicant shall file a **sketch plan** reflecting at a minimum, the following: proposed phasing or staging plan of development, public facilities and information regarding such plan's consistency with provision of master planned or otherwise necessary public facilities."

Additionally, Section 24-160D.7(d) specifies that "an application for approval under the MXD Zone shall demonstrate at the time of filing a **schematic development plan**, and at the time of site plan approval that all public facilities are either presently adequate to service the development requested for approval or will be provided or in place by the completion of construction of the development reflected in the schematic development plan. It is the intent of this provision that development shall be staged in such a manner as to coordinate development with the provision of public facilities, and that such facilities shall be operational at acceptable service levels and capacities."

The addition of the Adequate Public Facilities Ordinance (APFO) in 2007, organized these requirements of phasing and staging and requires adequacy of facilities at the time of schematic development plan approval. The APFO ordinance identifies four types of public facilities that need to be adequate at the time of development: transportation, schools, water and sewer, and emergency services.

Any development of the property would be phased in such a manner as to ensure adequacy of the provision of public facilities consistent with the Adequate Public Facilities Ordinance and in such a

manner that would provide concurrent implementation of community amenities proportional to the scale of the phased development.

The recently adopted 2008 Community Facilities Element, the 2009 Municipal Growth Element and the 2010 Water Resources and Transportation Elements have identified the general planned growth of the City and the sufficiency of services for that growth. The Property is a planned Growth Area in these documents.

Transportation

With regard to transportation, section 24-245 requires applications follow the Gaithersburg Traffic Impact Study Standards, unless the applicant has obtained a determination from staff that the standards are not applicable to the applicant's proposed development.

With respect to transportation facilities, the applicant's traffic engineer has prepared a Preliminary Analysis of the existing road network in the vicinity of the Property that has identified certain intersections that would be impacted by any redevelopment on the Property. This report was prepared in consultation with City of Gaithersburg representatives and has been submitted as a part of this application. The intersections identified in the report include:

- MD 355 (N. Frederick Avenue) and Lake Forest Boulevard
- Perry Parkway Roundabout
- MD 117 (W. Diamond Avenue) and Perry Parkway
- MD 117 (W. Diamond Avenue) and Exit 10 from northbound I-270
- MD 117 (W. Diamond Avenue) and Muddy Branch Road/Chestnut Street
- MD 355 (N. Frederick Avenue) and MD 124 (Montgomery Village Avenue), and
- MD 355 (N. Frederick Avenue) and Chestnut Street



All of these intersections operate at a Level of Service C or better with the exception of the MD 355 / MD 124 intersection which operates at a Level of Service E in the morning peak and F in the evening peak. At the time of schematic development approval, detailed building and development plans will be provided and traffic impacts will be identified so that the impact of this development would be mitigated.

Transportation Improvements and Traffic Management

Some of the tools that may be discussed to mitigate impacts consistent with the Adequate Public Facilities Ordinance ("APFO") may include some combination of the following:

- Identified transportation network improvements such as intersection improvements, traffic signal system coordination and phasing, etc.,

- Specific project design strategies that reduce traffic, such as:
 - The development of on-site roads and connections parallel to MD 355 to alleviate congestion and disperse traffic, thus reducing the overall traffic impact.
 - The mixing of uses on-site that minimize trips off the Property and reduce overall trips through walkability of the design.
 - The mixing of uses that allows shared and/or reduced parking and less off-site trips.
- Increased traffic capacity from the ability to add critical links to the vehicular, transit, bicycle and pedestrian networks through the development of the Property, including:
 - The extension of East Diamond Avenue (McBain Avenue), including its shared bikeway.
 - The extension of the shared path (bike/pedestrian) along the CSX Rail right-of-way.
 - The ability to create a parallel road to MD 355, adding capacity to the system and increasing connectivity to Olde Towne.
- Inclusion of alternate modes of transportation and/or improvements to pedestrian and bike networks, such as:
 - Sidewalk and bike connections.
 - Pedestrian network improvements.
 - Pedestrian safety improvements.
- Traffic and trip mitigation strategies that may include:
 - Multimodal alternatives such as bus, rail, and bike.
 - Maximizing ridership of nearby transit infrastructure including MARC, Ride-On, Metro Bus, etc.
 - Shared travel through the use of shuttle busses, carpools and vanpools, car share programs, better access to Shady Grove Metro, etc.
- Transportation Demand Management (TDM) strategies, including:
 - Cash-out parking subsidies to be used for transit subsidies.
 - Staggered work hours and/or flex-time policies.
 - Telecommuting programs, at least on a part-time basis.
 - Organize transportation management associations to coordinate opportunities or incentives for shared travel.
- Trip Mitigation Fees that fund:
 - Regional cost share projects.
 - Local improvements larger than needed by the development phase.
 - Transit amenities that make transit use more enjoyable and thereby increases use.
- Proportionate share development impact fee program to include street improvements and foster multi-model infrastructure use.
- Increased transportation capacity from public sector improvements and/or policy changes occurring prior to, or simultaneously with development of the Property, such as:
 - Adjustments to the congestion standards in the APFO, allowing infill and redevelopment,
 - Implementation of a Bus Rapid Transit (BRT) Network.
 - Implementation of the CCT light rail line.
 - The opening of the ICC,
 - Additional and/or more efficient Ride-On and Metro Bus routes,
 - The development of a City circulator bus system.
 - The study and implementation of an off ramp split from the north-to-east bound exit ramp of exit 11 off Interstate 270 to connect directly to Perry Parkway and/or East Diamond Avenue (McBain Avenue) extended.

Schools

In addition to transportation, water/sewer and emergency services, residential development must also meet the adequacy of school capacity test which stipulates that at the time of schematic development plan approval the capacity for each school (elementary, middle and high school) serving the property is at or below 110% of the programmed capacity two (2) years in the future. The City Council may approve a schematic development plan that does not exceed 120% of the programming capacity two (2) years into the future, subject to conditions.

The Property is currently located in the Gaithersburg elementary school service area of the Gaithersburg middle school area of the Gaithersburg high school cluster. The expected programmed enrollment and space availability forecasted in the Community Facilities Master Plan and FY 2011-2016 CIP indicates that all three schools will be well below the 110% threshold within the forecasted years identified in the CIP. The specific pages from the CIP are attached herewith.

A summary of the capacity is as follows¹:

Table 2-1		Actual 09-10	10-11	11-12	12-13	13-14	14-15	15-16	2019	2024
HS	P Cap.	2009	1992	1992	1992	2284	2284	2284	2284	2284
	Enroll.	2013	2014	2017	2060	2005	1951	1948	2000	2050
	Avail.	-4	-22	-25	-68	279	333	336	284	234
	% / PC	100.2	101.1	101.2	103.1	87.8	85.4	85.3	87.6	89.3
MS	P Cap.	881	881	865	865	865	865	865	865	865
	Enroll.	671	657	647	681	700	748	789	800	825
	Avail.	210	224	218	184	165	117	76	65	40
	% / PC	76.0	74.6	74.8	78.7	80.1	86.5	91.2	92.5	95.4
ES	P Cap.	740	740	740	740	740	740	740		
	Enroll.	531	581	619	636	647	655	644		
	Avail.	209	159	121	104	93	85	96		
	% / PC	71.8	78.5	83.7	86.0	87.4	88.5	87.0		

P Cap.: Planned Capacity; Enroll.: Forecasted Enrollment; Avail.: Available Seats; %/PC: Percent of Planned Capacity

The MCPS data indicates sufficient capacity at all three affected schools in the cluster.

The Sketch Plan indicates an estimate range of residential dwelling units of about 1,100 to 1,350. It does not indicate whether any of those units are age-restricted, and thus exempt from school testing or the final mix of unit types. It is anticipated that the unit mix will have predominance of multifamily, which has a lower generation of students.

¹ http://www.montgomeryschoolsmd.org/departments/planning/CIPMaster_Current2.shtml

The Student Generation Factors utilized in the Municipal Growth Element will be used here and are as follows:

<u>Housing Type</u>	<u>ES</u>	<u>MS</u>	<u>HS</u>
SFD	0.320	0.144	0.131
SFA	0.211	0.122	0.107
MF-garden	0.153	0.056	0.033
MF-midrise	0.042	0.039	0.033

For purposes of analysis, if a mix of 65% multifamily, 25% single family attached and 10% single family detached is utilized. Based on that mix and the generation rates listed above, the following students generation rates are developed:

Elementary School: 242 total students, or about 30 per year with an 8 year phasing,
Middle School: 109 total students, or about 14 per year with an 8 year phasing,
High School: 115 total students, or about 14 per year with an 8 year phasing.

When comparing these estimates to the extensive capacity in the system described in Table 2-1, it is reasonable to expect that the development of the Property will not overburden the affected schools and that the level of residential development proposed is consistent with the programmed public school facilities. As stated earlier, the requirements of the APFO regulations will provide adequate phasing of residential development at the time of schematic development plan approval.

Water and Sewer

The subject site is a Growth Area, as identified in the Municipal Growth Element, adopted April 6, 2009. That same document identifies future water and sewer usage and compares that to the estimated capacity in the system. The Municipal Growth Element states that build-out of the City could be facilitated within the planned capacity. This conclusion is also specified in the Water Resources Element, adopted in February 2010.

Emergency Services

Section 24-248. Fire and Emergency Services of the City's APFO states that a 10 minute full response availability shall be provided for all proposed development. A full response time is defined as the time required for receiving, processing and traveling to the site of an emergency call from at least 2 stations. The subject site meets this criteria which is documented by the City in the 2008 Community Facilities Plan, page 31, adopted March 17, 2008.

3.0 Master Plan Guidance

The following is a summary of the Master Plan elements that have recommendations and/or guidance regarding the Property as well as a summary of strategies and solutions found in the various master plan documents.

1999 Smart Growth Policy

This Policy is an adopted element of the City's master plan and is designated to act as an umbrella policy over all elements of the Plan, and serves to coalesce several existing programs into a unified policy statement. It provides guidance as to the quality of development that the City both encourages and anticipates for its future.

It includes a series of Smart Growth Principles to guide development and redevelopment:

1. Planning and development must be connected.
 - a. All planning should be done in an effort to provide complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life and quality of life of residents of all ages.
2. Planning and development must address transportation needs.
 - a. Community size should encourage walking and bicycling and should be structured so that housing, schools, jobs, daily needs, and other activities can be within easy walking distance of each other.
 - b. The location and character of the community should be consistent within a larger transit network pursuant to the City's Transportation Element of the Master Plan.
 - c. The network of streets, pedestrian paths and bike paths should contribute to a system of fully connected, safe, and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and manageable in size, and spatially defined by buildings, trees and lighting, and by discouraging high speed traffic.
3. Planning and development must encourage economic growth.
 - a. Existing businesses should be encouraged to expand, and new business should be encouraged to locate within the City. The City's business community should seek to provide a range of job types as well as participate in the overall stewardship of Gaithersburg.
4. Planning and development must strengthen community diversity.
 - a. The City should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
5. Planning and development must provide for the environment with public green spaces and environmental stewardship.
 - a. All future development should foster the protection and enhancement of the City's natural environment through adherence to the Environmental Standards.
 - b. The street orientation, placement of buildings, and use of shading should contribute to energy efficiency within the City.
 - c. Wherever possible, the natural resources such as terrain, drainage, and vegetation should be preserved via superior examples retained within parks or green belts. The community design should help conserve resources and minimize waste.
 - d. The City as a whole should have a well defined edge, where possible, as well as a continuous system of greenways or wildlife corridors permanently protected from development.

- e. The City should contain an ample supply of specialized open space in the form of squares, greens and parks, whose frequent use and accessibility to non-drivers is encouraged through placement and design.
- 6. Planning must enhance the City's identity and unique character.
 - a. New construction within the City should be specific to the region, exhibiting continuity of history and culture and compatibility with the climate to encourage the development of local character and reinforce City identity.
 - b. The City should retain and reinforce Olde Towne as its spiritual heart or downtown, while combining commercial, civic, cultural, residential, and recreational uses.

2003 Master Plan

Land Use Element, adopted April 6, 2003, describes general land use and zoning categories for properties located within the City.

The Property was recommended for Open Space as a land use designation and was also recommended for I-1, Light Industrial zoning for the entire property in order to reflect the current uses on the property. Although a portion of the property was recommended to be rezoned from R-A, Low Density Residential to I-1, it was never implemented. The City of Gaithersburg remained silent within this plan with regard to intended use of the Property as an accommodation while the MCAC determined its long range plan for the Property.

2001 to 2005, Adjoining Special Study Master Plans

Frederick Avenue Corridor Land Use Plan, adopted 2001 and the Olde Towne Master Plan, adopted 2005 where detailed studies of the areas immediately adjoining the Property. They promoted the linking and coordination with future development on the Property.

2003 Master Plan

Historic Preservation Element, adopted October 1, 2007, notes that there are no historic sites located on the property. The Chestnut/Meem Historic District is located to the south-west across the CSX Rail right-of-way. Historic and undesignated resources occur along East Diamond Avenue and Frederick Avenue south of the site, including the Thomas Cannery.

The Forest Oak Cemetery, of the Forest Oak Methodist Episcopal Church (1867) is adjacent to the site just south of Dalamar Street. It does not have a historic designation but is identified as a historic resource of note.²

Community Facilities Element, adopted March 7, 2008

The Property is described on page 48. Objective 14 recommends support by the City to coordinate with the County to provide bus service to new large-scale developments. Objective 19 states: "Continue to support and utilize the Montgomery County Agricultural Center (Fairgrounds), which hosts many regional events, draws visitors from the entire Washington metropolitan area, and significantly improves the City's economy, recognition, and business climate." Objective 19 recommends continued negotiations with developers to encourage areas for private community facilities and services in new developments, such as private parks, private community centers, private recreation centers and facilities, child day care centers, elderly day care and housing, and medical centers.

² City of Gaithersburg Master Plan - Historic Preservation Element, adopted October 1, 2007, p. 19.

Municipal Growth Element, adopted April 6, 2009, provides guiding framework for future development, including future Land Use Element to describe the 'micro-scale' recommendations for specific sites.³ The assumptions are based on baseline, pipeline and growth area opportunities using baseline data from January 2008.

Growth Areas include "those parcels that have been identified as having the potential for additional housing units and jobs by 2030".⁴ "The overall vision for future City growth will retain the goal of providing for diversity in demographics, economics and housing types, while addressing the need to increase employment opportunities. It also states that long-term developments within the City will be high density, mixed use projects with large multiple-family housing components that comply with the City's Adequate Public Facilities Ordinance, Environmental Standards, Green Building Design Criteria, and Storm Water Management Regulations."⁵ The Property is identified as a key Growth Area.⁶ it encompasses more than 10% of the City's Growth Area resource (63 of 600 acres).

2009 Master Plan

Process and Overview Element, adopted January 2010

This element of the master plan for the City establishes the framework, basic strategy and visions that guide the other elements of the master plan. It also provides that bridge to the twelve visions of the 2009 Maryland Smart, Green & Growing planning legislation.⁷

The State's 12 Visions embodied in the 'Smart, Green and Growing Legislation', include:

- Vision 1: Quality of Life and Sustainability
- Vision 2: Public Participation
- Vision 3: Growth Areas
- Vision 4: Community Design
- Vision 5: Infrastructure
- Vision 6: Transportation
- Vision 7: Housing
- Vision 8: Economic Development
- Vision 9: Environmental Protection
- Vision 10: Resource Conservation
- Vision 11: Stewardship and Sustainability
- Vision 12: Implementation

The Process and Overview Element defines a series of stated City strategies that provide guidance for implementation of the 12 visions within the City. Several of these strategies are targeted at redevelopment site such as the Property and are highlighted here.

Vision 1: Quality of Life and Sustainability, provides guidance on including sustainable infrastructure in the development of new sites. As stated in the Project Description, several sustainable infrastructure elements would be added to the City through development of the Property.

³ City of Gaithersburg Master Plan - Municipal Growth Element, adopted April 6, 2009, p. 13.

⁴ Ibid, p. 15.

⁵ City of Gaithersburg Master Plan - Municipal Growth Element, adopted April 6, 2009, p. 3.

⁶ City of Gaithersburg Master Plan - Municipal Growth Element, adopted April 6, 2009, pgs. 23 and 53.

⁷ State of Maryland Department of Planning; <http://www.mdp.state.md.us/green.htm>

Vision 2: Public Participation. The review and approval process established by the City ensures public participation.

Vision 3: Growth Areas, is particularly pertinent to the Property, which is identified as a Growth Area in the 2009 Municipal Growth Element. The City has a stated goal to "ensure an efficient use of land, provide for livable communities and manage growth, encouraging economic development with important jobs, businesses and residences located only where infrastructure or capacity exists or can be improved."⁸ Specifically, the City wants to focus redevelopment on underutilized sites, focused on City activity centers, that include a mix of uses to create 'seven days a week activity' with a balanced mix of commercial and residential uses.

Vision 4: Community Design, has several strategies that have been incorporated into the Property's Sketch Plan. It states that "the City shall continue to practice innovative and smart community design by encouraging traditional neighborhood designs, mixed use developments, and transit-oriented developments, incorporating sustainable 'green' techniques. New developments and redevelopments of existing areas should achieve the City's desire for walkable neighborhoods, inviting streetscapes, usable public open spaces, sensitivity to historic resources, and a unique sense of place."⁹ Specifically, there are stated strategies to:

- Encourage the use of green buildings and infrastructure,
- Provide compatibility to existing development,
- Include links and connectivity,
- Promote transit-supportive designs, and
- Apply new land uses, development and design standards, encouraging rezoning of certain properties that can integrate multiple uses, and include a balanced mix of uses.

Vision 5: Infrastructure recommends that growth and economic development occur in an orderly, efficient and environmentally sustainable manner. The Property is planned in such a manner and the APFO will ensure orderly and staged development.

As expressed in **Vision 6: Transportation,** the City is committed to an efficient and well maintained, multimodal transportation system. Strategies include:

- Eliminating gaps in the bike and pedestrian system,
- Integrating bicycle and pedestrian design elements into the road network,
- Optimizing the location and utilization of parking and allowing parking on streets where appropriate,
- Promoting alternatives to single-occupancy vehicle trips, such as shared ride programs, transit, bicycling, and walking, and
- Providing safe walking routes and connectivity to schools, transit, recreation facilities, commercial areas and other communities.

Vision 7: Housing states that the City will pursue redevelopment opportunities that provide an appropriate mix of housing types in inclusive communities. Strategies include:

- Offering a wide range of housing in mixed use settings,

⁸ City of Gaithersburg, 2009 Master Plan: Process and Overview, p. 5.

⁹ City of Gaithersburg, 2010 Master Plan: Process and Overview, p. 5

- Adhering to the tenets of New Urbanism, specifically the City's Smart Growth Policy for redevelopment,
- Consider the approval of higher density in or near the existing or proposed City activity centers, and
- Consider the approval of multi-family dwellings to encourage redevelopment and infill on underutilized sites.

Within **Vision 8: Economic Development**, the City has a stated strategy to "develop City incentives to facilitate implementation of the Frederick Avenue Corridor and Olde Towne Master Plans and to encourage redevelopment opportunities for sites such as Lakeforest Mall and the Montgomery County Agricultural Center."¹⁰

Vision 9: Environmental Protection recommends that land and water resources be carefully managed to maintain healthy natural systems. Efficient redevelopment of this infill site will provide growth close to transit, services and the City's CBD. This will reduce pollution, vehicle miles traveled and dependence on the automobile. The redevelopment will also add forest, open space features and ESD strategies that will add to and enhance the natural systems.

Vision 10: Resource Conservation recommends strategies for waterway, forest, agricultural, open space and scenic area conservation. The redevelopment of this infill site will add an interconnected system of open space, natural areas and forests to the City.

Vision 11: Stewardship and Sustainability states the City's continued commitment "to encourage orderly and managed development by implementing smart growth planning techniques that will ensure the City's neighborhoods and communities maintain a high quality of life and sustainability."¹¹ Additionally the City advocates adherence to the tenets of New Urbanism, with aesthetic considerations in accordance with the adopted urban design policies in the Master Plan - Smart Growth Policy Document. By incorporating the City's Smart Growth Principles, new development and redevelopment should protect natural resources, utilize existing infrastructure, and promote traditional neighborhood design. This strategy also includes the support for compact building design and a mix of land uses that promote sustainable development.

Vision 12: Implementation includes strategies that will provide economic growth for the City in concert with its Smart Growth Policies. As stated earlier, this proposal is consistent with those policies.

Water Resources Element, adopted February 17, 2010

This portion of the Master Plan identifies the impacts on water resources in the City and proposes strategies and solutions to reduce pollution loading. Strategies include:

- The adoption of a new stormwater management ordinance which complies with the Stormwater Management Act of 2007 and the integration of Environmental Site Design (ESD) into the development process.
- ESD strategies include conservation of natural resources to address stormwater, disconnected drainage patterns, increased vegetation, minimizing impervious surfaces, slowing down runoff such as increasing infiltration through the use of green roofs, pervious pavements, rain gardens, submerged gravel wetlands, rain water harvesting, infiltration berms, dry wells, landscape and

¹⁰ City of Gaithersburg, 2010 Master Plan: Process and Overview, p. 9.

¹¹ Ibid, p. 11.

tree planters, linear tree pits, sidewalk planters, grass swales, bio-swales, tree swales, grass filter strips, and vegetated buffers.

- The Middle Potomac Tributary Strategy
 - Require ESD in all new development.
 - Inspect and retrofit stormwater management development built from 1985-2002.
 - Retrofit 40% of undeveloped land.
 - Educate residents regarding home fertilizer inputs.
 - Implement sediment and erosion control for all disturbed land.
- Stormwater Retrofits
- Water Quality Protection Charge (WQPC)
- Rainscapes Reward Program
 - Education
 - Implementing rain barrels with residents
 - Turf to conservation landscaping
- Green Building Initiatives
- Green Streets
- Stream Restoration Projects
 - Utilizing cross veins
 - Utilizing/introducing bends and meanders
 - Reestablishing natural stream patterns
- Green Infrastructure
 - Interconnected open spaces and natural areas (green corridors).
 - ESD practices integrated with infrastructure such as roads.
 - Minimization of impervious areas.
 - Protection, restoration, creation and maintenance of streams, buffers, wetlands, open spaces and forests.
- Stormwater Marking Program
- Education and Outreach for Pollution Protection
- 'Team Up to Green Up' Program

The conclusion in the Water Resources Element is that planned growth can be accommodated, including:

- Drinking water supply,
- Wastewater discharges, assuming planned expansion and upgrades, and
- The application of Tributary Strategies will effectively manage stormwater.

Transportation Element, adopted September 8, 2010

The Transportation Element identifies and plans the transportation network including multi-modal transportation solutions for the City.

The Property generally is included in the Commercial District Study Area of the Frederick Avenue Corridor. The plan recognizes the congestion at the Route 124/Route 355 intersection. It recommends that the current APFO congestion standard be studied, to possibly raise it consistent with policies in other nearby jurisdictions, in order to allow for redevelopment of either the Lakeforest Mall or the Fairgrounds.¹²

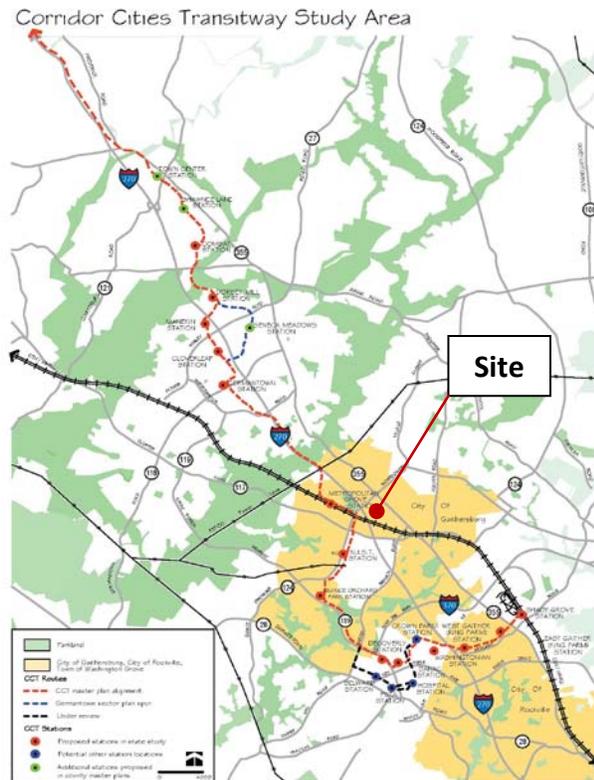
¹² City of Gaithersburg Master Plan - Transportation Element, 2009, p. 22.

Specific recommendations regarding the Property include:

- "Study raising the AFPP congestion standard to help foster redevelopment opportunities and better reflect the realities of a more urban environment.
- Any potential redevelopment of either Lakeforest Mall or the Fairgrounds should include an alternative main road running parallel to MD 355. These projects should also include an internal grid network of roads linking to the established network. This network will help disperse and not concentrate traffic."¹³

In addition to the vehicular network, there are several transportation opportunities in the area of the Property identified in the plan that include:

- Proximity and access to the MARC station in Olde Towne.
- Proximity to Commuter busses and the Park-and-Ride lots along Interstate 270.
- Existing Ride-On and Metro Bus systems on Perry Parkway and Frederick Avenue (MD 355) and the close proximity to the transit center at Lakeforest Mall.
- The Future Corridor Cities Transitway (CCT).
- The relative proximity to the future Inter County Connector (ICC) and the Shady Grove Metro station.
- The ability to add critical links to the vehicular, transit, bicycle and pedestrian networks through the development of the Property, including:
 - the extension of East Diamond Avenue (McBain Avenue), including its shared bikeway.
 - the extension of the shared path (bike/pedestrian) along the CSX Rail right-of-way.
 - the ability to create a parallel road to MD 355, adding capacity to the system and increasing connectivity to Olde Towne.



The Bicycle/Pedestrian network portion of the plan recommends priority infrastructure projects including the expansion of the City's pedestrian path, sidewalk and bike path systems, with focus on connections over and under Interstate 270.

The plan also identifies several traffic mitigation strategies and creative solutions for implementation and/or study to reduce development impacts on the transportation system. These strategies/solutions include:

¹³ Ibid, p. 22.

- Studying the feasibility of a bus rapid transit (BRT) line on MD 355, thus widening the multi-modal network.
- Study the use of a Trip Mitigation Fee, similar to Montgomery County that could fund or partially fund:
 - State and County road and transit projects that benefit the City.
 - A City commuter circulator bus that would supplement Ride-On and link various points of interest in the City.
 - Construction projects that provide links in the bicycle/pedestrian network.
 - Public sector participation in private sector Transportation Demand Management Districts, such as parking cash out subsidies/incentives.
- Allowing a combination of transportation construction projects, transportation demand management solutions and fee payments to offset impacts.

The plan summarized its recommendations into four policy objectives:

- Promote connectivity for new, infill and redevelopment projects.
 - Avoid dead ends in redevelopment projects.
 - Preserve adequate right-of-way.
 - Encourage and promote shared access points between adjacent properties, and plan for connections to adjacent properties.
- Maintain or improve the functioning of the City's road network.
 - Review the 1450 CLV standard and its impact on future redevelopment opportunities.
 - Match roadway design with adjacent land uses (context sensitive design).
 - Encourage the construction of parallel roads and rear parking to separate local traffic from through traffic.
 - Study and implement transportation system management (TSM) strategies that increase vehicular capacity, such as:
 - Converting two-way streets to one-way streets.
 - Coordinate the traffic signal system for increased capacity.
- Encourage multi-modal solutions and reduce dependence upon single occupancy vehicles.
 - Support the CCT and the Light Rail Transit (LRT) Option.
 - Support and develop a regional bus rapid transit system (BRT).
 - Continue to coordinate with MTA, WMATA, and CSX on potential expansion, additional right-of-way and/or increased service for rail uses such as MARC and Metrorail.
 - Continue to work with Montgomery County to maximize Ride-On bus use.
 - Work with the county and developers to provide transit passenger amenities.
 - Encourage carpool/vanpool and park-and-ride use.
 - Review the use of incentive zoning to advance the City's multi-modal goals, encouraging adoption of transportation demand management (TDM) strategies, including:
 - Employer/developer funded ride-share programs or shuttle service to major transit facilities.
 - Cash-out parking subsidies to be used for transit subsidies.
 - Staggered work hours and/or flex-time policies.
 - Telecommuting programs, at least on a part-time basis.
 - Organize transportation management associations to coordinate opportunities or incentives for shared travel.
 - Incorporate dedicated bicycle parking into public parking garages and on parking lots.

- Study the feasibility of a proportionate share development impact fee program to include street improvements and foster multi-modal infrastructure use.
- Encourage mixed-use transit oriented development projects that promote automobile alternatives and allow for shared and/or reduced parking.
- Ensure land use and transportation decisions are consistent with the health, safety and welfare goals of the City, including:
 - Provide for full accommodation and compliance with ADA.
 - Introduce green streets technologies.
 - Promote alternatives to the automobile including public amenity projects conducive to bicycling and walking.
 - Enhance pedestrian safety.

The 1997 Transportation Plan, identified the potential of a ramp split from the north-to-east bound exit ramp of exit 11 off Interstate 270 to connect to Perry Parkway and/or East Diamond Avenue (McBain Avenue) extended.

Summary

As can be seen from comparing the Project Description, the Master Plan recommendations and guidance listed here, the overall design of this Property is consistent with the themes, policies and guidance established in the City's Smart Growth Policy, Community Design Strategies and Visions (Process and Overview Element), Municipal Growth Element, and the Traditional Neighborhood Design options within the zoning ordinance.

Use of the MXD zone will provide a higher standard of development than could be done under conventional zoning categories by using enhanced site design, a compatible mix of uses and well landscaped green areas and amenity spaces and allow for a more successful implementation of the Master Plan recommendations.

4.0 MXD Zone

The MXD zone is a floating zone and section 24-10A(2) of the code provides that floating zones are approved upon a finding that the application:

1. Complies with the purposes and intent of the zone as stated in the zoning ordinance; and
2. As applied will be compatible and harmonious with existing and planned land uses in the surrounding area.

In approving the MXD zone, section 24-160D.10(a) further states that the city council shall approve MXD zoning and the accompanying Sketch Plan only upon finding that:

1. The application meets or accomplishes the purposes, objectives, and minimum standards and requirements of the zone, and
2. The application is in accord with recommendations in the applicable master plan for the area and is consistent with any special conditions or requirements contained said master plan, and
3. The application and sketch plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned areas and adjacent areas.

1. Application meets or accomplishes the purposes, objectives, and minimum standards and requirements of the zone.

Objective of the MXD Zone

Section 24-160D.1 states "[I]t is the objective of the zone to establish procedures and standards for the implementation of master plan land use recommendations for comprehensively planned, multi-use projects. It is also intended that this zone provide a more flexible approach to the comprehensive design and development of multi-use projects than the procedures and regulations applicable under the various conventional zoning categories."¹⁴

The Property is a strategically located, large-scale and multi-use project. Use of the MXD zone will establish procedures and standards for this property that are inherent in the MXD zone, and thereby provide a higher standard of development than could be provided under conventional zoning categories. The flexibility of the zone will allow integrated and mixed uses, enhanced site design, well landscaped green areas and amenity spaces and allow for a more successful implementation of Master Plan recommendations and guidance.

Purposes of the MXD Zone

The following is a list of the stated purposes of the MXD zone from section 24-160D.1 and a summary of how the application satisfies these purposes.

- a) *To establish standards and procedures through which the land use objectives and guidelines of approved and adopted master plans can serve as the basis for evaluating an individual development proposal, as well as ensuring that development proposed will implement the adopted master plan and other relevant planning and development policies and guidelines for the area considered for MXD zoning.*

The 1997 and 2003 Master Plans did not recommend a new zone for the Property, because "The Montgomery County Fair Board has embarked on a long-range planning

¹⁴ City of Gaithersburg Municipal Code, Zoning, Section 24-160D.1.

schedule for future improvements to the fairgrounds”. Therefore, in lieu of recommending a new zone, both Master Plans referenced Open Space as a placeholder until the MCAC’s long range strategic plan had been completed. The MCAC feels that the use of the MXD zone gives the City of Gaithersburg the highest level of review and the policies and procedures that are relevant to the zone thereby assuring the project would meet the objectives and guidelines referenced within City planning documents, including but not limited to, the stated objectives of the Smart Growth Policy, the visions and strategies of the 2010 Overview and Process Element, the 2009 Municipal Growth Element, and the Frederick Avenue Corridor Master Plan.

- b) *To encourage orderly, staged development of large scale comprehensively planned multi-use developments by providing procedures for various zoning and plan approvals, including development phasing.*

This proposal is a large scale, comprehensively planned, multi-use development that will be staged and phased in accordance with City requirements and the APFO. By adoption of the MXD zone, the owner will be subject to the orderly staged development requirements and filing procedures of a sketch plan, schematic development plan and final site plan.

- c) *To encourage design flexibility and coordination of architectural style of buildings and signage.*

The MXD zone provides the flexibility necessary to implement a mixed-use project as describe in the sketch plan. As stated earlier, the MXD process requires detailed architectural and signage coordination and submission of plans at the time of schematic development plan approval.

- d) *To ensure the integration and internal and external compatibility of applicable residential and nonresidential uses by providing a suitable residential environment that is enhanced and complemented by uses such as commercial, recreation, open space, employment and institutional uses and amenities within a multi-use development. A multi-use development is defined as a single parcel or a group of contiguous parcels of land zoned MXD which, among the various parcels comprising that contiguous area, include residential, commercial, recreational, open space, employment and institutional uses and amenities.*

This 62.83 acre site consists of two adjoining parcels. A rezoning to transform this area from low-density residential (RA) and light industrial (I-1) to Mixed Use Development (MXD), will allow for a mixed use development to incorporate the continuity of the retail and commercial uses along Route 355 (Frederick Road). The property has easy access to I-270 and is near the Gaithersburg MARC train stop and several local and commuter bus stops. The size of the Property allows the creation of a walk-able, bike-able, live/work community..

The design proposal is well integrated, with internal and external compatibility of applicable residential and nonresidential uses. A suitable residential environment is enhanced and complemented by uses such as commercial, recreation, open space, employment and potentially institutional uses and amenities within a mixed-use design.

- e) *To assure compatibility of the proposed land uses with internal and surrounding uses by incorporating higher standards of land planning and site design than could be accomplished*

under conventional zoning categories and to provide a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures.

The proposed sketch plan has been divided into three areas and locates uses within the plan in such a way as to be compatible with the adjacent existing uses. For example, the southernmost area is planned as mixed use with a predominant residential focus, which complements the existing single family homes on Chestnut Street and includes a forest buffer between the Forest Oak cemetery and the planned residential units. The middle portion of the plan is a transitional area comprising a mix of residential and nonresidential uses. This transitional area complements both the existing apartment complex on the adjoining eastern boundary and the light industrial office uses on the adjoining western boundary of the transitional area. The northern most portion of the property is planned to comprise a predominance of nonresidential uses. It adjoins the existing light industrial and C2 zone on its western border on the other side of the CSX tracks and the existing shopping center on the east and commercial uses to the north on the opposite side of Perry Parkway.

The use of the MXD zone provides the opportunity of incorporating higher standards of land planning and site design than could be accomplished under conventional zoning categories and provides a superior quality of development exceeding that which could be achieved under conventional zoning regulations and procedures.

- f) To encourage the efficient use of land by locating employment and retail uses convenient to residential areas, reducing reliance upon automobile use and encouraging pedestrian and other nonvehicular circulation networks, separated from vehicular roadways, which constitute a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas, and public facilities.*

The sketch plan demonstrates how the location of the planned uses will coexist with the existing surrounding uses. In addition, access to Route 355 and close proximity to I-270, the MARC train station in Olde Towne, and public bus transportation all enhance both the residential and nonresidential aspects of the community.

The plan efficiently uses the land by locating employment and retail uses convenient to residential areas, reducing reliance upon automobile use and encouraging pedestrian and other nonvehicular circulation networks, with a system of linkages among residential areas, open spaces, recreational areas, commercial and employment areas, and public facilities. This combination, combined with wide sidewalks, green ways, and surrounding connectivity, allows for a walkable, bikeable, live/work/play environment.

- g) To provide a superior natural environment by the preservation of trees, natural topographic and geologic features, wetlands, watercourses and open spaces.*

The sketch plan incorporates open space and green areas not only as recreational areas but also as natural buffers to the existing uses of the adjoining properties, as an enhancement of the planned stormwater management strategy and for the protection of on-site natural areas.

- h) To allow development only in phased or staged fashion to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.*

It is anticipated that any development would take place over a period of 10 to 12 years once development has begun. A specific start date for redevelopment of the property is not established. Once started, both residential and non-residential development would occur annually, and infrastructure and amenities would be developed proportionately with the residential and non-residential uses. The project will be phased or staged to ensure the adequacy of the provision of public facilities and the concurrent implementation of community amenities.

Minimum Standards and Requirements of the Zone

As stated in the application, the project meets the minimum standards of the zone including minimum size, location, requirements for public water and sewer, the uses permitted within the zone, density and intensity of development, compatibility standards, minimum green areas, public facilities and parking.

2. The application is in accord with recommendations in the applicable master plan for the area and is consistent with any special conditions or requirements contained in said master plan.

The Master Plan, as expressed in numerous master plan elements, has indicated that the Property is an appropriate site for the systematic and comprehensive development of the City. It has been identified as a key Growth Area, and is strategically located in close proximity to Olde Towne and the Frederick Avenue redevelopment corridor. Olde Towne is the major Activity Center in the City and its Central Business District. The density proposed is consistent with planned growth established in the Municipal Growth Element. The project design is consistent with the vision and guidance of the Master Plan Vision expressed in the Process and Overview Element, the City's Smart Growth Policy and the Traditional Neighborhood Design option within the zoning ordinance. There were no special conditions or requirements contained in the master plan applicable to the Property.

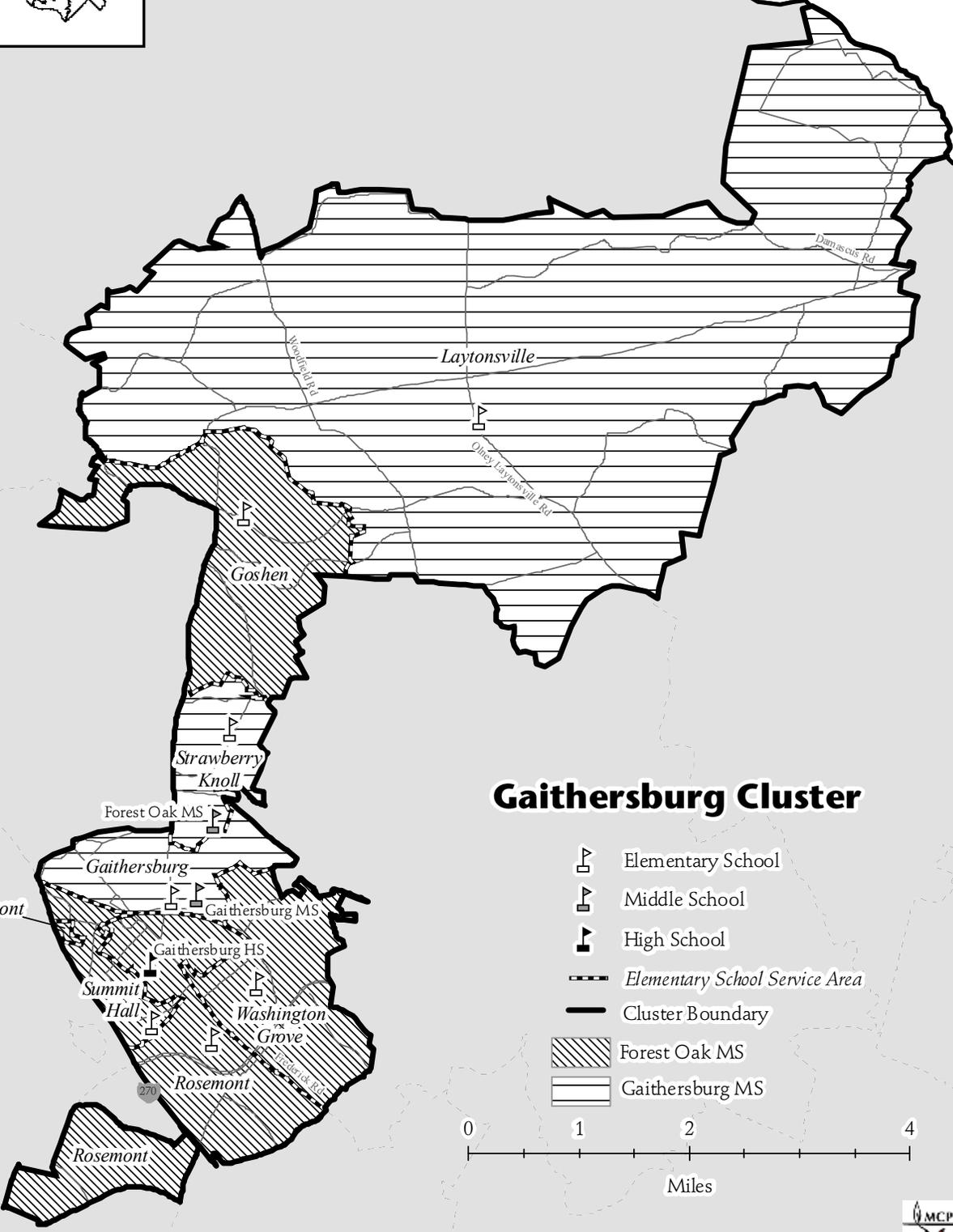
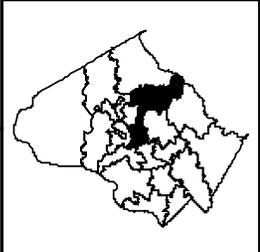
3. The application and sketch plan will be internally and externally compatible and harmonious with existing and planned land uses in the MXD zoned areas and adjacent areas.

As explained in the project description and the plans, the project has carefully located uses and used design solutions that provide internal and external compatibility and is harmonious in design within the MXD area and with adjacent areas.

Summary

When comparing the Project Description, the Master Plan recommendations and guidance, and the specific requirements of the MXD zone listed in this section, it is demonstrated that the overall design for this Property is consistent with the themes, policies and guidance established in the City's Master Plan, specifically the Smart Growth Policy, Community Design Strategies and Visions of the Process and Overview Element, the Municipal Growth Element, and the Traditional Neighborhood Design options within the zoning ordinance. Use of the MXD zone will provide a higher standard of development than could be provided under conventional zoning and will allow for a more successful implementation of these Master Plan recommendations. The MXD zone will allow a compatible and harmonious design with existing and planned land uses in the surrounding area. Therefore this property is appropriate for rezoning to MXD, Mixed Use Development.

5.0 Appendix



Gaithersburg Cluster

- Elementary School
- Middle School
- High School
- Elementary School Service Area
- Cluster Boundary
- Forest Oak MS
- Gaithersburg MS



CLUSTER PLANNING ISSUES

Planning Issue: The Shady Grove Sector Plan will increase housing around the Shady Grove METRO station. Most of the new development is located within the Gaithersburg Cluster.

SCHOOLS

Gaithersburg High School

Capital Project: A modernization project is scheduled for this school. An FY 2010 appropriation was approved for planning funds to begin the architectural design of the modernization. The scheduled completion date for the modernization of the facility is August 2013 with site work scheduled for completion in August 2014. In order for this modernization to be completed on schedule, county and state funding must be provided at the levels approved in this CIP.

Capital Project: The Department of Health and Human Services (DHHS) Capital Budget includes planning funds for the architectural design of a School-based Wellness Center at this school. The design and construction of the Wellness Center will be included as part of the modernization of the school.

Gaithersburg Middle School

Capital Project: Restroom renovations are approved for this school for completion in the 2010–2011 school year.

Laytonsville Elementary School

Capital Project: Restroom renovations are approved for this school for completion in the 2015–2016 school year.

Strawberry Knoll Elementary School

Utilization: Projections indicate enrollment at Strawberry Knoll Elementary School will exceed capacity by four classrooms or more by the end of the six-year planning period. Enrollment will be monitored to determine the need for a future project. Relocatable classrooms will be utilized until additional capacity can be added.

Summit Hall Elementary School

Utilization: Projections indicate enrollment at Summit Hall Elementary School will exceed capacity by four classrooms or more by the end of the six-year planning period. Enrollment will be monitored to determine the need for a future project. Relocatable classrooms will be utilized until additional capacity can be added.

Washington Grove Elementary School

Capital Project: Projections indicate enrollment at Washington Grove Elementary School will exceed current capacity by four classrooms or more throughout the six-year period. An FY 2008 appropriation for construction was

approved to construct a 12-classroom addition. The addition project opened in January 2010.

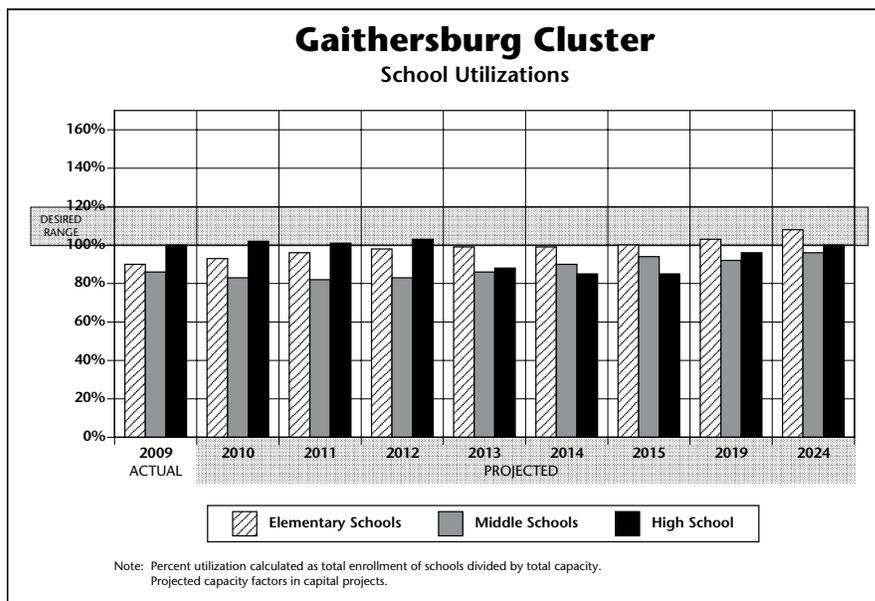
CAPITAL PROJECTS

School	Project	Project Status*	Date of Completion
Gaithersburg HS	Modernization	Approved	Aug. 2013
	Site work	Approved	Aug. 2014
	Wellness Center	Approved	Aug. 2013
Gaithersburg MS	Restroom renovations	Approved	SY 2010–2011
Laytonsville ES	Restroom renovations	Approved	SY 2015–2016
Washington Grove ES	Classroom addition	Approved	Jan. 2010

*Approved—Project has an FY 2011 appropriation approved in the FY 2011–2016 CIP.

Programmed—Project has expenditures programmed in a future year of the CIP for planning and/or construction funds.

Proposed—Project has facility planning funds approved for the FY 2010 Capital in the FY 2011–2016 CIP for a feasibility study.



GAITHERSBURG CLUSTER

Projected Enrollment and Space Availability
Effects of the Adopted FY 2011–2016 CIP and Non–CIP Actions on Space Available

Schools		Actual 09–10	Projections							
			10–11	11–12	12–13	13–14	14–15	15–16	2019	2024
Gaithersburg HS	Program Capacity	2009	1992	1992	1992	2284	2284	2284	2284	2284
	Enrollment	2013	2014	2017	2060	2005	1951	1948	2000	2050
	Available Space	(4)	(22)	(25)	(68)	279	333	336	284	234
	Comments		+1 SCB	Replacement of School in Progress		Replace. Complete Aug. 2013	Site Work Complete Aug. 2014			
Forest Oak MS	Program Capacity	886	886	886	886	886	886	886	886	886
	Enrollment	847	854	786	764	811	821	849	900	925
	Available Space	39	32	100	122	75	65	37	(14)	(39)
	Comments									
Gaithersburg MS	Program Capacity	881	881	865	865	865	865	865	865	865
	Enrollment	671	657	647	681	700	748	789	800	825
	Available Space	210	224	218	184	165	117	76	65	40
	Comments			+1 AUT						
Gaithersburg ES	Program Capacity	740	740	740	740	740	740	740		
	Enrollment	531	581	619	636	647	655	644		
	Available Space	209	159	121	104	93	85	96		
	Comments									
Goshen ES	Program Capacity	632	632	632	632	632	632	632		
	Enrollment	594	599	599	588	582	574	581		
	Available Space	38	33	33	44	50	58	51		
	Comments									
Laytonsville ES	Program Capacity	487	487	487	487	487	487	487		
	Enrollment	472	478	464	490	503	487	490		
	Available Space	15	9	23	(3)	(16)	0	(3)		
	Comments									
Rosemont ES	Program Capacity	608	608	608	608	608	608	608		
	Enrollment	501	509	537	556	574	581	575		
	Available Space	107	99	71	52	34	27	33		
	Comments									
Strawberry Knoll ES	Program Capacity	467	467	467	467	467	467	467		
	Enrollment	549	561	581	574	575	573	569		
	Available Space	(82)	(94)	(114)	(107)	(108)	(106)	(102)		
	Comments									
Summit Hall ES	Program Capacity	449	439	439	439	439	439	439		
	Enrollment	498	527	525	540	541	558	547		
	Available Space	(49)	(88)	(86)	(101)	(102)	(119)	(108)		
	Comments		+ HSM							
Washington Grove ES	Program Capacity	515	505	505	505	505	505	505		
	Enrollment	360	373	401	420	432	447	473		
	Available Space	155	132	104	85	73	58	32		
	Comments	Addition Complete Jan 2010	+ HSM							
Cluster Information	HS Utilization	100%	101%	101%	103%	88%	85%	85%	88%	90%
	HS Enrollment	2013	2014	2017	2060	2005	1951	1948	2000	2050
	MS Utilization	86%	86%	82%	83%	86%	90%	94%	97%	100%
	MS Enrollment	1518	1511	1433	1445	1511	1569	1638	1700	1750
	ES Utilization	90%	94%	96%	98%	99%	100%	100%	103%	106%
ES Enrollment	3505	3628	3726	3804	3854	3875	3879	4000	4100	

GAITHERSBURG CLUSTER

Facility Characteristics of Schools 2009–2010

Schools	Year Facility Opened	Year Reopened Mod.*	Total Square Footage	Site Size Acres	Adjacent Park	FACT Assess. Score	Child Care**	Reloc-atable Class.	LTL/SBHC***
Gaithersburg HS	1951		323,476	40.8	Yes	1214		3	
Forest Oak MS	1999		132,259	41.2					Yes
Gaithersburg MS	1960	1988	157,694	22.82					Yes
Gaithersburg ES	1947		94,468	8.39		TBD	Yes		Yes
Goshen ES	1988		76,740	10.5				1	
Laytonsville ES	1951	1989	64,160	10.4				1	
Rosemont ES	1965	1995	88,764	8.9			Yes	1	Yes
Strawberry Knoll ES	1988		78,723	10.8	Yes			4	
Summit Hall ES	1971		68,059	10.2	Yes	TBD		6	Yes
Washington Grove ES	1956	1984	86,266	10.7		TBD		9	Yes

*Schools with a date before 1986 underwent a renovation, not a full modernization of the facility. Schools that were reopened but not fully modernized or completely rebuilt, will be included in the assessments for future modernization based on the year the school was originally opened. See Appendix K for additional information.

**Private child care is provided at the school during the school day.

***LTL=Linkages to Learning. SBHC=School-based Health Center that includes Linkages to Learning.

List of Surrounding Properties within 200 Feet

MCAC
Agricultural Center INC.
16 Chestnut St
Gaithersburg MD 20877

LAMAR Properties
4804 Norbeck Rd
Rockville, MD 20853

CH Realty 3rd Gaitherstowne
LLC
C/O Property Tax Dept 3333
New Hyde Park Rd Ste 100
New Hyde Park, NY 11042

AAKAM LLC
13600 Stonebarn Ln
N. Potomac, MD 20878

Forest Oak Cemetery Assn
C/O Ralph Offutt Jr.
16705 Bethrayes Rd
Derwood MD 20855

George T Sheahin ET AL
C/O Frederick J Sheahin
PO Box 186, Odenton MD
21113

Betty Casey TR
C/O Casey Management Inc
800 S. Frederick Ave # 100
Gaithersburg, MD 20877

Federal Realty Investment Trust
C/O Dir Property Analysis
1626 E. Jefferson St
Rockville, MD 20852

DANAC Corporation
C/O Danac Corp
7501 Wisconsin Ave Ste 1120
Bethesda, MD 20814

Corner Limited Partnership
C/O MS 0555
PO Box 8050
Bentonville, AR 72712

Perry Parkey Hotel Associates
LLC
C/O Davidson Hotel Company
3340 Players Club Pkwy Ste
200
Memphis TN, 38125

Point Limited Partnership
C/O Danac Corp
7501 Wisconsin Ave Ste 1120
Bethesda, MD 20814

Aaron Engle Et Al
7769 Dundee Ln
Delray Beach, FI 33446

Tennant Group LLC
1 Montgomery Ave
Gaithersburg, MD 20877

Southside Oil LLC
4900 W Hundred Rd
Chester VA, 23831

412 N. Frederick Ave LLC
5020 Wisconsin Ave,
NW Washington DC, 20016

CLADNY LLC
95 Grovefield Ln,
Owings MD 20736

Farruggio Properties LLC
1355 Windy Hill Rd,
McLean VA, 22102

S&H Electrical Engineers
416 N. Frederick Ave
Gaithersburg, MD 20877

Zion Avissar & C1
9316 Wodden Bridge Rd
Potomac MD, 20854

Chawla Properties LLC
438 N. Frederick Ave Ste 400
Gaithersburg MD 20877

Saul Holding LTD Partnership
C/O Accounts Payable
7501 Wisconsin Ave Ste 1500
Bethesda, MD 20814

CSX
CSX Transportation Inc.
500 Water St.
Jacksonville FL, 32202

Rebecca Christiansen
118 Meem Ave,
Gaithersburg, MD 20877

Timothy D. & SD Olling
116 Meem Ave,
Gaithersburg, MD 20877

John Ward, ET AL
114 Meem Ave,
Gaithersburg, MD 20877

Amanda Tumulty
110 Meem Ave,
Gaithersburg, MD 20877

Irfan A. Khan
112 Meem Ave,
Gaithersburg, MD 20877

Gerand A. & GJ Clement
108 Meem Ave,
Gaithersburg, MD 20877

Elizabeth M. & Douglas C. Jr.
Dolan
106 Meem Ave,
Gaithersburg, MD 20877

Jeanne M. Croker
104 Meem Ave,
Gaithersburg, MD 20877

Debra L. Randall & Glen L.
Matott
92 Meem Ave,
Gaithersburg, MD 20877

Roy E. & DC Haddock
94 Meem Ave,
Gaithersburg, MD 20877

John P. Aravanis ET AL TR
96 Meem Ave,
Gaithersburg, MD 20877

Steven & Angela Hansen
98 Meem Ave,
Gaithersburg, MD 20877

Catalina Sanchez
100 Meem Ave,
Gaithersburg, MD 20877

Teresa Adam
102 Meem Ave,
Gaithersburg, MD 20877

Zion Avissar ET AL
20 Chestnut St
Gaithersburg, MD 20877

Charles Lee Sherman
22 Chestnut St
Gaithersburg, MD 20877

Neang Lin ET AL
24 Chestnut St
Gaithersburg, MD 20877

25 Chestnut St LLC
25 Chestnut St
Gaithersburg, MD 20877

Rockville Fuel and Feed
14901 Southlawn Ln
Rockville, MD 20850

Z 316

Joint Hearing - MCC & PC
Z-316
Exhibit #3

9
OCT 4 2010
 PLANNING & CODE
 ADMINISTRATION

List of Surrounding Properties within 200 Feet

RFF/Historic Cannery
Business Trust
14901 Southlawn Ln
Rockville, MD 20850

Avenel VI INC
C/O Property Tax
Administration 7501
Wisconsin Ave Ste 1500,
Bethesda, MD 20814

Gaithersburg Hospitality Corp
C/O Property Tax
Administration 7501
Wisconsin Ave Ste 1500,
Bethesda, MD 20814

Parcel/Lot #	Acreage	Address	Owner	Owner Address
P700	1,387,821.00	Chestnut	MCAC	Agricultural Center INC 16 Chestnut St, Gaithersburg MD 20877
P616	1,349,053.00	Chestnut	MCAC	Agricultural Center INC 16 Chestnut St, Gaithersburg MD 20877
N934	69,260.00	14 Chestnut St	LAMAR Properties	4804 Norbeck Rd, Rockville, MD 20853
N827	286,189.00	300 N. Frederick Ave	CH Realty 3rd Gaitherstowne LLC	C/O Property Tax Dept 3333 New Hyde Park Rd Ste 100, New Hyde Park NY 11042
P772	7,000.00	N Frederick Ave	AAKAM LLC	13600 Stonebarn Ln, N. Potomac MD 20878
P740	13,146.00	301 N. Frederick Ave	AAKAM LLC	13600 Stonebarn Ln, N. Potomac MD 20878
P771	47,916.00	N Frederick Ave	Forest Oak Cemetary Assn	C/O Ralph Offutt Jr. 16705 Bethrayes Rd, Derwood MD 20855
P742	44,328.00	N Frederick Ave	Forest Oak Cemetary Assn	C/O Ralph Offutt Jr. 16705 Bethrayes Rd, Derwood MD 20855
P719	21,318.00	N Frederick Ave	Forest Oak Cemetary Assn	C/O Ralph Offutt Jr. 16705 Bethrayes Rd, Derwood MD 20855
P716	43,783.00	N Frederick Ave	Forest Oak Cemetary Assn	C/O Ralph Offutt Jr. 16705 Bethrayes Rd, Derwood MD 20855
P687	19,098.00	P687 Nfrederick Ave	Forest Oak Cemetary Assn	C/O Ralph Offutt Jr. 16705 Bethrayes Rd, Derwood MD 20855
P715	36,355.00	N Frederick Ave	Forest Oak Cemetary Assn	C/O Ralph Offutt Jr. 16705 Bethrayes Rd, Derwood MD 20855
N691	62,277.00	7 Dalamar St.	George T Sheahin ET AL	C/O Frederick J Sheahin PO Box 186, Odenton MD 21113
N638	13,325.00	N638 Dalamar St	George Sheahin Et Al	C/O Frederick J Sheahin PO Box 186, Odenton MD 21113
N602	242,629.00	6 Dalamar St.	Betty Casey TR	C/O Casey Management Inc, 800 S. Frederick Ave # 100, Gaithersburg, MD 20877
N490	714,862.00	460 N. Frederick Ave	Federal Realty Investment Trust	C/O Dir Property Analysis, 1626 E. Jefferson St, Rockville, MD 20852
N410	6,122.00	N410 Lakeforest Blvd	DANAC Corporation	C/O Danac Corp 7501 Wisconsin Ave Ste 1120, Bethesda, MD 20814
N403	10,979.00	N403 Lakeforest Blvd	Corner Limited Partnership	C/O MS 0555 PO Box 8050, Bentonville, AR 72712
N342	363,107.00	620 Perry Pkw	Perry Parkey Hotel Associates LLC	C/O Davidson Hotel Company 3340 Players Club Pkwy Ste 200, Memphis TN, 38125
N502	171,190.00	500 Perry Pkw	Point Limited Partnership	C/O Danac Corp 7501 Wisconsin Ave Ste 1120, Bethesda, MD 20814
N844	18,360.00	200 N. Frederick Ave	Aaron Engle Et Al	7769 Dundee Ln, Delray Beach, FI 33446
N845	17,682.00	204 N. Frederick Ave	Tennant Group LLC	1 Montgomery Ave, Gaithersburg, MD 20877
N662	27,087.00	408 N. Frederick Ave	Southside Oil LLC	4900 W Hundred Rd, Chester VA, 23831
P635	16,946.00	412 N. Frederick Ave	412 N. Frederick Ave LLC	5020 Wisconsin Ave, NW Washington DC, 20016
N584	40,374.00	426 N. Frederick Ave	CLADNY LLC	95 Grovefield Ln, Owings MD 20736
N550	20,391.00	430 N. Frederick Ave	Farruggio Properties LLC	1355 Windy Hill Rd, McLean VA, 22102
N607		416 N. Frederick Ave	S&H Electrical Engineers	416 N.Frederick Ave, Gaithersburg, MD 20877
Remor Office Condo				
	2,368.00	424 N. Frederick Ave Unit 3-1	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	2,154.00	424 N. Frederick Ave Unit 3-2	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	2,368.00	424 N. Frederick Ave Unit 1-3	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	1,938.00	424 N. Frederick Ave Unit 1-4	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	1,938.00	424 N. Frederick Ave Unit 1-5	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	1,938.00	424 N. Frederick Ave Unit 1-6	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	1,938.00	424 N. Frederick Ave Unit 1-7	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	2,368.00	424 N. Frederick Ave Unit 1-8	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	2,154.00	424 N. Frederick Ave Unit 2-9	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854
	2,368.00	424 N. Frederick Ave Unit 2-10	Zion Avissar & C1	9316 Wodden Bridge Rd, Potomac MD, 20854

Fairview Building				
	888.00	428 N. Frederick Ave Unit 400	Chawla Properties LLC	438 N. Frederick Ave Ste 400, Gaithersburg MD 20877
	888.00	428 N. Frederick Ave Unit 405	Chawla Properties LLC	438 N. Frederick Ave Ste 400, Gaithersburg MD 20877
	888.00	428 N. Frederick Ave Unit 485	Chawla Properties LLC	438 N. Frederick Ave Ste 400, Gaithersburg MD 20877
Avenal Executive Park				
Avenal Executive Park Lot 5	138,343.00	217 Perry Pkw	Saul Holding LTD Partnership	C/O Accounts Payable 7501 Wisconsin Ave Ste 1500, Bethesda, MD 20814
Avenal Executive Park Lot 4	203,425.00	211 Perry Pkw	Saul Holding LTD Partnership	C/O Accounts Payable 7501 Wisconsin Ave Ste 1500, Bethesda, MD 20814
Avenal Executive Park Lot 9B	137,140.00	209 Perry Pkw	Saul Holding LTD Partnership	C/O Accounts Payable 7501 Wisconsin Ave Ste 1500, Bethesda, MD 20814
Avenal Executive Park Lot 8	126,885.00	Perry Pkw	Saul Holding LTD Partnership	C/O Accounts Payable 7501 Wisconsin Ave Ste 1500, Bethesda, MD 20814
Avenal Executive Park Lot 7	268,876.00	205 Perry Pkw	Saul Holding LTD Partnership	C/O Accounts Payable 7501 Wisconsin Ave Ste 1500, Bethesda, MD 20814
207 Perry Parkway	160,465.00	207 Perry Parkway	Avenal VI INC	C/O Property Tax Administration 7501 Wisconsin Ave Ste 1500, Bethesda, MD 20814
Avenal Exec Park	70,237.00	212 Perry Pkw	Gaithersburg Hospitality Corp	C/O Property Tax Administration 7501 Wisconsin Ave Ste 1500, Bethesda, MD 20814
CSX			CSX	CSX Transportation Inc. 500 Water St. Jacksonville FL, 32202
N928	5,407.00	118 Meem Ave	Rebecca Christiansen	N/A
MEEMS ADDITION				
25A	10,116.00	118 Meem Ave	Rebecca Christiansen	N/A
25B	9,504.00	116 Meem Ave	Timothy D. & SD Olling	N/A
24	17,859.00	114 Meem Ave	John Ward, ET AL	N/A
23A	11,875.00	110 Meem Ave	Amanda Tumulty	N/A
23B	11,875.00	112 Meem Ave	Irfan A. Khan	N/A
22	18,050.00	108 Meem Ave	Gerand A. & GJ Clement	N/A
21	17,859.00	106 Meem Ave	Elizabeth M. & Douglas C. Jr. Dolan	N/A
20	18,295.00	104 Meem Ave	Jeanne M. Croker	N/A
31	6,066.00	20 Chestnut St	Zion Avissar ET AL	N/A
32	4,652.00	22 Chestnut St	Charles Lee Sherman	N/A
33	4,008.00	24 Chesnut St	Neang Lin ET AL	N/A
34	5,397.00	92 Meem Ave	Debra L. Randall & Glen L. Matott	N/A
35	3,651.00	94 Meem Ave	Roy E. & DC Haddock	N/A
36	7,223.00	96 Meem Ave	John P. Aravanis ET AL TR	N/A
37	7,223.00	98 Meem Ave	Steven & Angela Hansen	N/A
38	6,299.00	100 Meem Ave	Catalina Sanchez	N/A
39	6,362.00	102 Meem Ave	Teresa Adam	N/A
N037 (B)	46,660.00	25 Chestnut St	25 Chestnut St LLC	25 Chestnut St Ste B, Gaithersburg, MD 20877
N922	45,481.00	1 East Diamond Ave	Rockville Fuel and Feed	14901 Southlawn Ln Rockville, MD 20850
N022	9,912.00	3 East Diamond Ave	RFF/Historic Cannery Business Trust	14901 Southlawn Ln Rockville, MD 20850

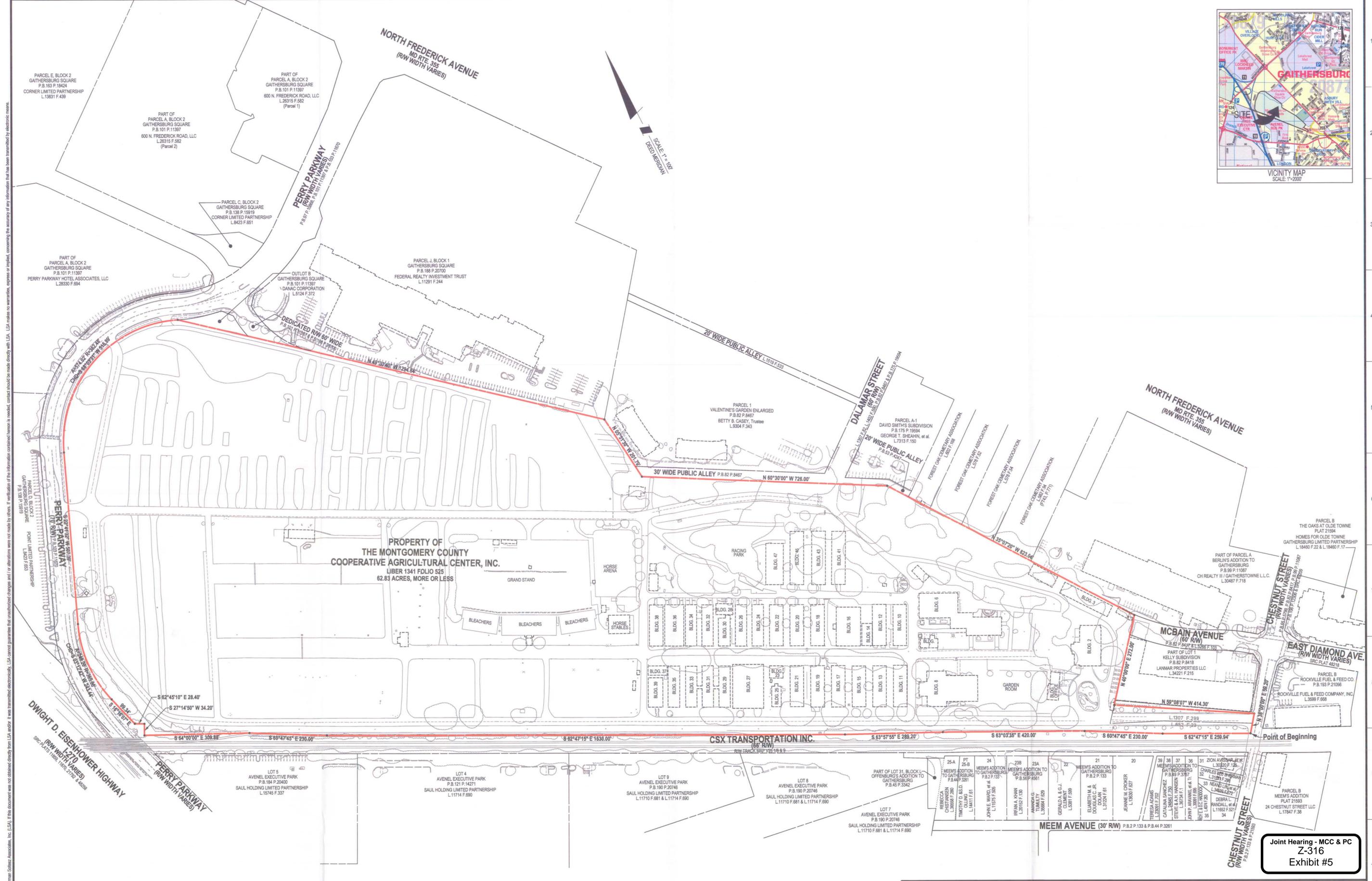
Exhibit "A"
DESCRIPTION OF
THE PROPERTY OF
THE MONTGOMERY COUNTY
COOPERATIVE AGRICULTURAL CENTER, INC.
LIBER 1341 FOLIO 525
CITY OF GAITHERSBURG
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Being part of the property described in a conveyance from ALLIE MESSER, WILLIAM R. WINSLOW and GEORGE LECHLIDER to MONTGOMERY COUNTY COOPERATIVE AGRICULTURAL CENTER, INC., by deed dated December 30, 1949 and recorded among the Land Records of Montgomery County, Maryland in Liber 1341 at Folio 525; and being more particularly described, in deed meridian, as follows:

Beginning for the same at a point the intersection of Chestnut Street in Gaithersburg and the North side of the CSX Railroad right of way, said point also being the beginning of Parcel No. 1 as described in the said conveyance, Liber 1341 at Folio 525; thence running with the street and the first (1st) or North 38°00'00" East, 30.00 foot line of said Parcel No. 1 and the fifth (5th) or South 38°00'00" West, 29.00 foot line of Parcel No. 2 of said conveyance

- 1.) North 38°00'00" East, 59.20 feet to a point at the end of the fourth (4th) or South 59°08'00" West, 414.31 foot line of said Parcel No. 2; thence running reversely with and along said line
- 2.) North 59°08'00" West, 414.30 feet to a point on the fourth (4th) or North 40°00' East, 327.84 foot line of said Parcel No. 1; thence running with and along the remainder of said fourth (4th) line, and all of the fifth (5th) through eighth (8th) lines and part of the ninth (9th) line of said Parcel No. 1, the following five (5) courses
- 3.) North 40°00'00" East, 272.00 feet to a point; thence
- 4.) North 35°07'20" West, 823.04 feet to a point; thence
- 5.) North 60°30'00" West, 726.00 feet to a point; thence
- 6.) North 05°51'30" West, 201.79 feet to a point; thence
- 7.) North 49°33'40" West, 1294.64 feet to a point of curvature on the easterly right of way line of Perry Parkway, right of way with varies, as shown on a plat of subdivision entitled "PERRY PARKWAY STREET DEDICATION, GAITHERSBURG SQUARE" and recorded among the said Land Records in Plat Book 103 as Plat 11670; thence running with and along said easterly right of way the following four (4) courses

- 8.) 574.02 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 362.48 feet and a chord of South 68°03'31" West, 515.89 feet to a point of tangency; thence
- 9.) South 22°41'32" West, 507.39 feet to a point of curvature; thence
- 10.) 248.20 feet along the arc of a tangent curve deflecting to the left, having a radius of 365.00 feet and a chord of South 03°12'42" West, 243.44 feet to a point of tangency; thence
- 11.) South 16°16'07" East, 99.34 feet to a point at the beginning of the first (1st) or South 68°31'42" East, 28.40 foot line as described in a "Consent Inquisition" recorded June 23, 1986 among the said Land Records in Liber 7168 at Folio 604, and being shown on States Roads Commission Plat 48973; thence running with and along said first (1st) line and the second (2nd) line the following two (2) courses
- 12.) South 62°45'10" East, 28.40 feet to a point; thence
- 13.) South 27°14'50" West, 34.20 feet to a point on the thirteenth (13th) or South 64°00' East, 380.00 foot line of said Parcel No. 1, Liber 1341 at Folio 525, said point also lying on the North edge of the aforementioned CSX Railroad right of way; thence running with and along the remainder of the thirteenth (13th) and all of the fourteenth (14th) through nineteenth (19th) lines of said Parcel No. 1 the following seven (7) courses
- 14.) South 64°00'00" East, 309.88 feet to a point; thence
- 15.) South 60°47'45" East, 230.00 feet to a point; thence
- 16.) South 62°47'15" East, 1530.00 feet to a point; thence
- 17.) South 63°57'55" East, 289.20 feet to a point; thence
- 18.) South 63°03'35" East, 420.00 feet to a point; thence
- 19.) South 60°47'45" East, 230.00 feet to a point; thence
- 20.) South 62°47'15" East, 259.94 feet to the point of beginning. Being assessed as 62.83 Acres of Land. This description has been prepared without the benefit of a Title Report and is based upon instruments of record and not an actual field survey.



REFERENCE GRID A B C D E F G H I J K L M N O
 1
2
3
4
5
6
7
8
9
10

NOTE:
This deed mosaic has been prepared without the benefit of a Title Report and is based upon instruments of record and not an actual field survey.

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

Rockville Lanham Waldorf Leonardtown

www.LSAssociates.net

NO.	DATE	REVISIONS	BY	DATE	
1	SEPTEMBER 2010	CAD STANDARDS VERSION	YR	2009	
DESIGNED:	KLD	TECHNICAL:	KLD	CHECKED:	BLW

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CHANGES BY CHANGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-367-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISION TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
MONTGOMERY COUNTY AGRICULTURAL CENTER, INC.
16 CHESTNUT STREET
GAITHERSBURG, MARYLAND 20877
PHONE #301-926-3100 (EXT. 205)
FAX #301-926-1632
MARTIN E. SYRICEK

TAX MAP	FT342	ZONING CATEGORY	XXXX
WSSG 200' SHEET	224NW10		
SITE DATUM	HORIZONTAL: MEASURA		
VERTICAL:	N/A		

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. _____ EXPIRATION DATE: _____

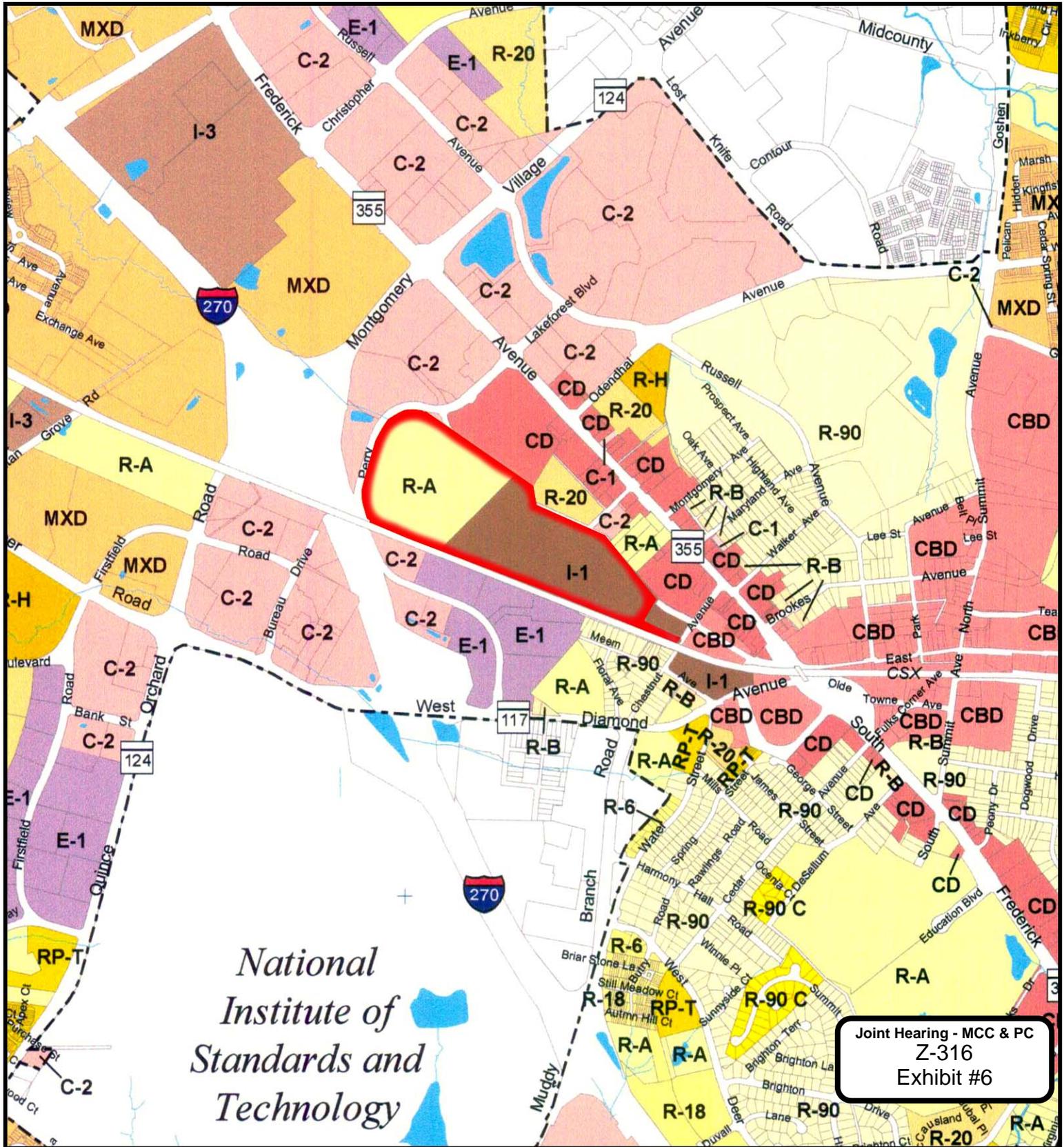
DEED MOSAIC OF THE MONTGOMERY COUNTY FAIR GROUNDS

PROPERTY OF THE MONTGOMERY COUNTY COOPERATIVE AGRICULTURAL CENTER, INC.
CITY OF GAITHERSBURG
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

Joint Hearing - MCC & PC Z-316 Exhibit #5

1" = 100'
SHEET 1 OF 1
PROJECT NO. 3127-00-00

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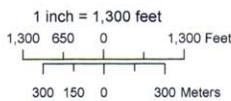


*National
Institute of
Standards and
Technology*

Joint Hearing - MCC & PC
Z-316
Exhibit #6

**City of Gaithersburg
Zoning Map**
Effective April 25, 2010

I certify that this map accurately portrays the zoning boundaries shown on the Official City of Gaithersburg Zoning Map located in the City Manager's Office.
Signed *J. Kirk O'Leary* Date 7/13/2009 Title GIS Planner

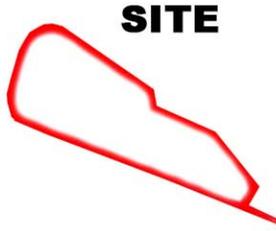


MD State Plane
HPGN NAD 83/91

Zoning 2010-04-25.mxd • 12-May-2010 • jke

- | | | |
|-------------------------------|--|---------------------------------|
| City Boundary | H-M Hotel-Motel | R-90 Medium Density Residential |
| Property Lines | E-1 Urban Employment | R-6 Medium Density Residential |
| Chapter 24 Zoning | E-2 Moderate Intensity Industrial Park | R-18 Medium Density Residential |
| C-1 Local Commercial | C-P Commercial Office Park | R-20 Medium Density Residential |
| C-2 General Commercial | I-1 Light Industrial | R-90 Cluster Development |
| C-3 Highway Commercial | I-3 Industrial Office Park | RP-T Medium Density Residential |
| CBD Central Business District | I-4 General Industrial | R-H High Density Residential |
| CD Corridor Development | MXD Mixed Use Development | R-90 Planned Residential |
| CB Commercial Buffer | R-A Low Density Residential | R-O Residential Buffer |
| | R-90 Residential Buffer | |

**MONTGOMERY COUNTY
FAIRGROUNDS
Location on City Map**



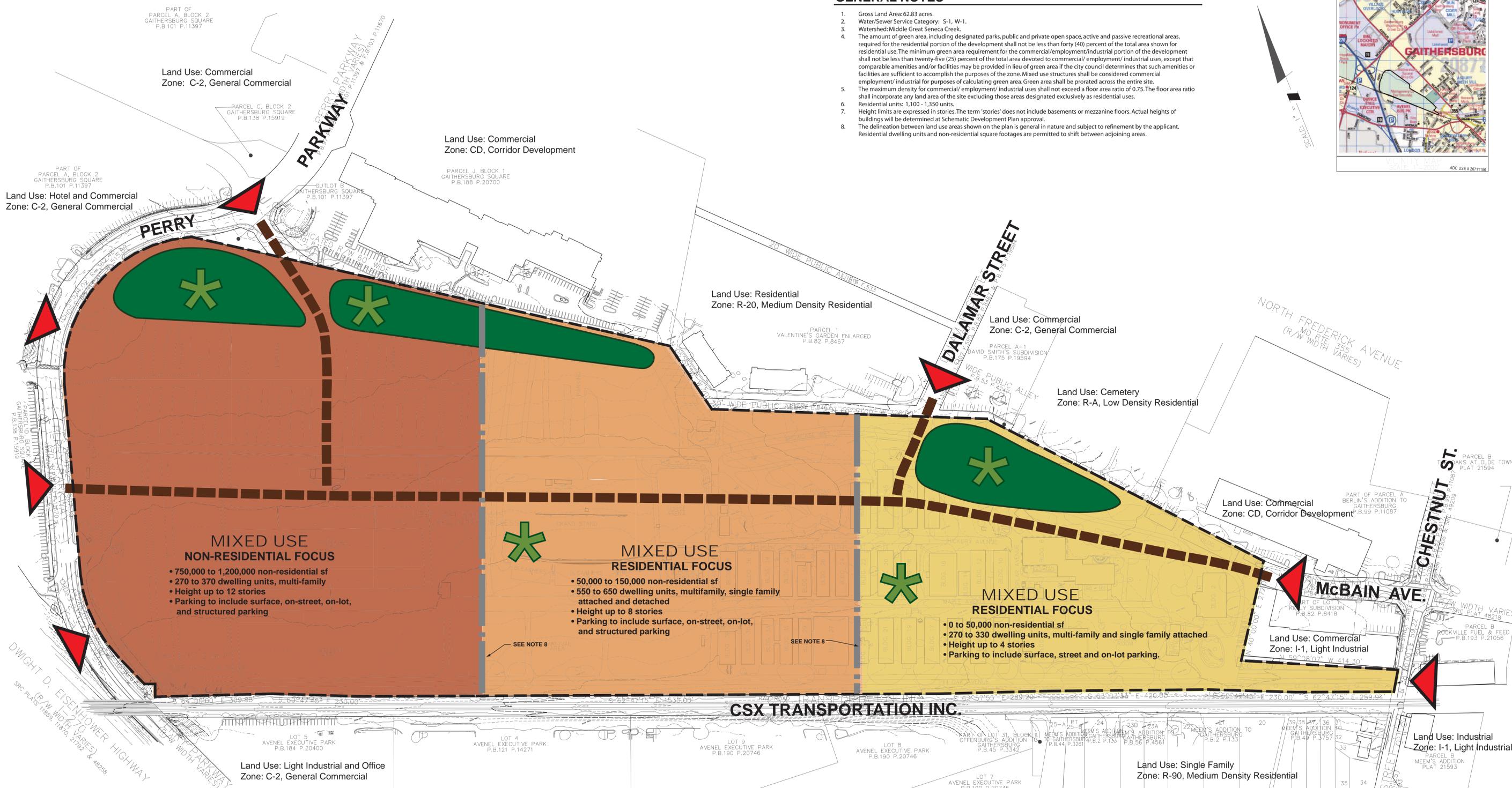
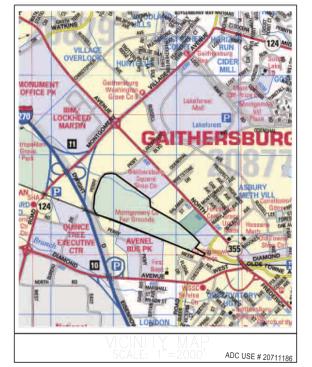
**City of Gaithersburg
Planning and Code Admin.**
31 S Summit Ave
Gaithersburg, MD 20877
www.gaithersburgmd.gov

Property boundaries and hydrology ©2010 City of Gaithersburg and M-NCCFC. Zoning boundaries and this map ©2010 City of Gaithersburg.

The City of Gaithersburg makes no warranty, express or implied, for the completeness and accuracy of the information depicted on this map. This map may not be reproduced, in whole or in part, without the express written permission of the City of Gaithersburg and other referenced parties.

GENERAL NOTES

1. Gross Land Area: 62.83 acres.
2. Water/Sewer Service Category: S-1, W-1.
3. Watershed: Middle Great Seneca Creek.
4. The amount of green area, including designated parks, public and private open space, active and passive recreational areas, required for the residential portion of the development shall not be less than forty (40) percent of the total area shown for residential use. The minimum green area requirement for the commercial/employment/industrial portion of the development shall not be less than twenty-five (25) percent of the total area devoted to commercial/employment/industrial uses, except that comparable amenities and/or facilities may be provided in lieu of green area if the city council determines that such amenities or facilities are sufficient to accomplish the purposes of the zone. Mixed use structures shall be considered commercial/employment/industrial for purposes of calculating green area. Green area shall be prorated across the entire site.
5. The maximum density for commercial/employment/industrial uses shall not exceed a floor area ratio of 0.75. The floor area ratio shall incorporate any land area of the site excluding those areas designated exclusively as residential uses.
6. Residential units: 1,100 - 1,350 units.
7. Height limits are expressed in stories. The term 'stories' does not include basements or mezzanine floors. Actual heights of buildings will be determined at Schematic Development Plan approval.
8. The delineation between land use areas shown on the plan is general in nature and subject to refinement by the applicant. Residential dwelling units and non-residential square footages are permitted to shift between adjoining areas.



Land Use: Commercial
Zone: C-2, General Commercial

Land Use: Commercial
Zone: CD, Corridor Development

Land Use: Residential
Zone: R-20, Medium Density Residential

Land Use: Commercial
Zone: C-2, General Commercial

Land Use: Cemetery
Zone: R-A, Low Density Residential

Land Use: Commercial
Zone: CD, Corridor Development

Land Use: Commercial
Zone: I-1, Light Industrial

Land Use: Industrial
Zone: I-1, Light Industrial

MIXED USE NON-RESIDENTIAL FOCUS

- 750,000 to 1,200,000 non-residential sf
- 270 to 370 dwelling units, multi-family
- Height up to 12 stories
- Parking to include surface, on-street, on-lot, and structured parking

MIXED USE RESIDENTIAL FOCUS

- 50,000 to 150,000 non-residential sf
- 550 to 650 dwelling units, multifamily, single family attached and detached
- Height up to 8 stories
- Parking to include surface, on-street, on-lot, and structured parking

MIXED USE RESIDENTIAL FOCUS

- 0 to 50,000 non-residential sf
- 270 to 330 dwelling units, multi-family and single family attached
- Height up to 4 stories
- Parking to include surface, street and on-lot parking.

LEGEND

- Traffic Circulation
- Access Point
- Green Area
- Open Space/Green Area



Joint Hearing - MCC & PC
Z-316
Exhibit #7

Townscape Design LLC
P.O. Box 424, Clarksville, Maryland 21029 • 410-531-2621 • www.TownscapeDesign.com

Loiederman Soltz Associates, Inc.
Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

October 18, 2010	CSX Signage Version	Author: K.B.
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Copyright © 2010 The Map Service Permitted Use: Non-Residential	Site Status: Not Started	Notes:
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MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

SKETCH PLAN

MONTGOMERY COUNTY FAIRGROUNDS

1" = 100'

SHEET 1 OF 1

PROJECT NO. 1127-00-00

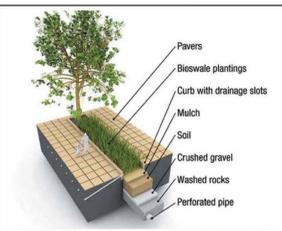
The original of this drawing document was prepared by LSA and/or its affiliates. LSA cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with LSA. LSA makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



FILTERRA



BIO PLANTER



DEPRESSED PLANTER BOX



PERVIOUS PAVERS

STORMWATER MANAGEMENT CONCEPT NARRATIVE

INTRODUCTION:
The enclosed information is intended to fulfill the requirements of the Stormwater Management Concept for the Montgomery County Fairgrounds Sketch Plan Submission.

SITE OVERVIEW:
This 62.83 acre site consists of two different tracts of land, and is located in the City of Gaithersburg, Maryland. The site is currently zoned RA and I-1. The property is being redeveloped under the MXD Zone. The Development Plan proposes to demolish all the existing buildings, paving, storm drain and stormwater management within the site. The proposed uses include residential, offices, commercial retail, restaurants, and parking garages. The site consists of 2B Glenelg Silt loam and 67UB Urban land, Wheaton complex soils.

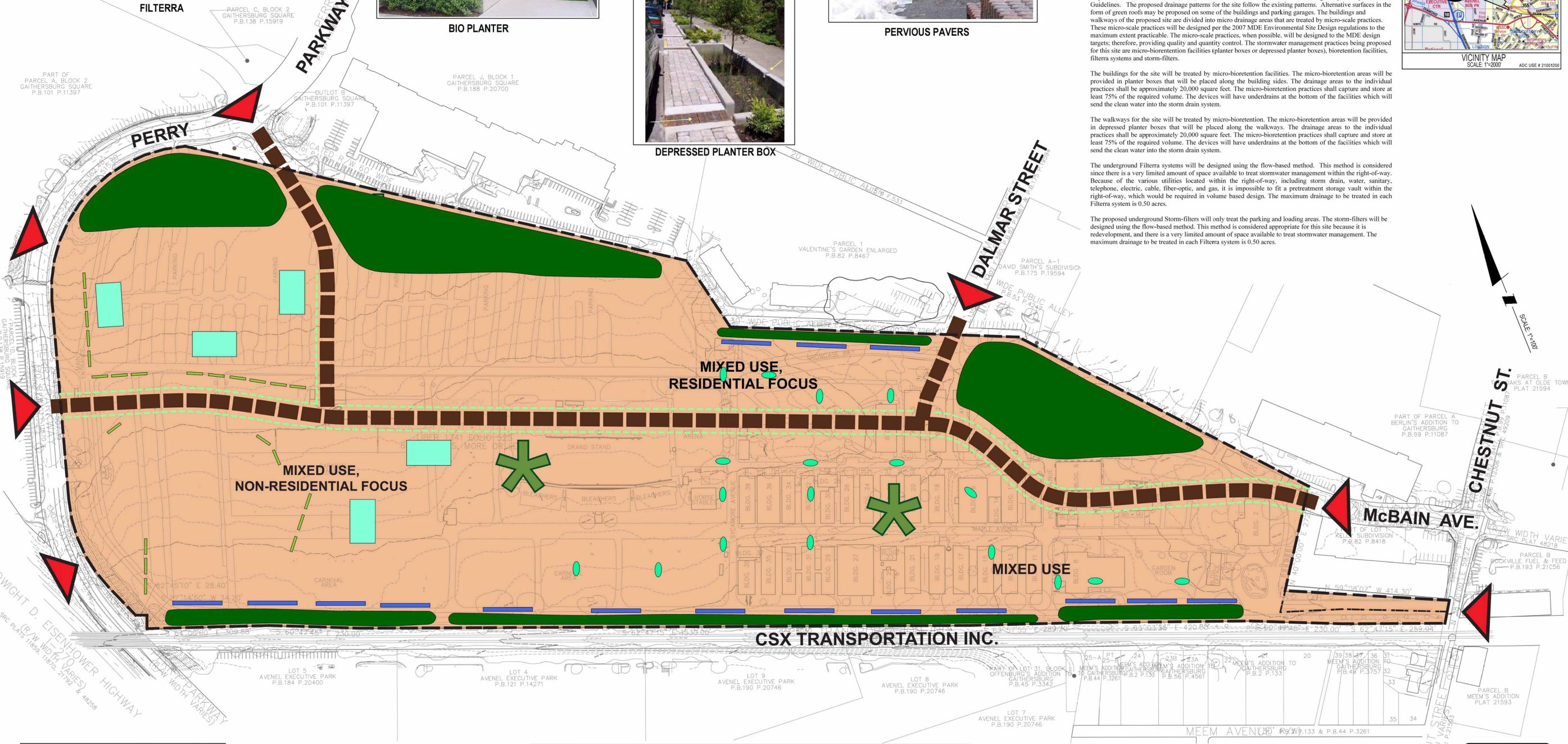
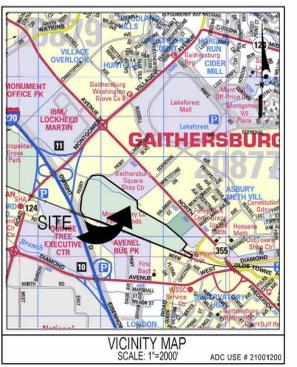
STORMWATER MANAGEMENT:
The scope of this study is to develop a conceptual stormwater management plan to account for the future development of the site. This future development must adhere to the regulations established by the Maryland Department of the Environment (MDE) and the 2007 MDE Design Manual and Montgomery County Guidelines. The proposed drainage patterns for the site follow the existing patterns. Alternative surfaces in the form of green roofs may be proposed on some of the buildings and parking garages. The buildings and walkways of the proposed site are divided into micro drainage areas that are treated by micro-scale practices. These micro-scale practices will be designed per the 2007 MDE Environmental Site Design regulations to the maximum extent practicable. The micro-scale practices, when possible, will be designed to the MDE design targets; therefore, providing quality and quantity control. The stormwater management practices being proposed for this site are micro-bioretenation facilities (planter boxes or depressed planter boxes), bio-retention facilities, filterra systems and storm-filters.

The buildings for the site will be treated by micro-bioretenation facilities. The micro-bioretenation areas will be provided in planter boxes that will be placed along the building sides. The drainage areas to the individual practices shall be approximately 20,000 square feet. The micro-bioretenation practices shall capture and store at least 75% of the required volume. The devices will have underdrains at the bottom of the facilities which will send the clean water into the storm drain system.

The walkways for the site will be treated by micro-bioretenation. The micro-bioretenation areas will be provided in depressed planter boxes that will be placed along the walkways. The drainage areas to the individual practices shall be approximately 20,000 square feet. The micro-bioretenation practices shall capture and store at least 75% of the required volume. The devices will have underdrains at the bottom of the facilities which will send the clean water into the storm drain system.

The underground Filterra systems will be designed using the flow-based method. This method is considered since there is a very limited amount of space available to treat stormwater management within the right-of-way. Because of the various utilities located within the right-of-way, including storm drain, water, sanitary, telephone, electric, cable, fiber-optic, and gas, it is impossible to fit a pretreatment storage vault within the right-of-way, which would be required in volume based design. The maximum drainage to be treated in each Filterra system is 0.50 acres.

The proposed underground Storm-filters will only treat the parking and loading areas. The storm-filters will be designed using the flow-based method. This method is considered appropriate for this site because it is redevelopment, and there is a very limited amount of space available to treat stormwater management. The maximum drainage to be treated in each Filterra system is 0.50 acres.



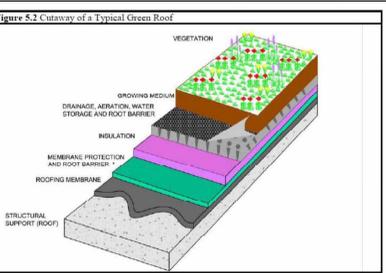
BIO FILTER



BIO SWALE



GREEN ROOF



LEGEND

- ACCESS POINT
- GREEN AREA
- SPINE ROAD / GREEN STREET
- FORESTED NATURAL AREAS (SHEET FLOW AREAS)
- POTENTIAL GREEN ROOF
- BIO PLANTER
- BIO FILTER
- BIO SWALE

Joint Hearing - MCC & PC
Z-316
Exhibit #8

LSA
Loiderman
Soltesz Associates, Inc.
Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAAssociates.net

NO.	DATE	REVISIONS	BY	DATE
1	SEPTEMBER 2010	DESIGNED	CSB	
2		TECHNICAL	MNG	
3		CHECKED	SPT	

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES OR SERVICES BY EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT THE UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
MONTGOMERY COUNTY AGRICULTURAL CENTER INC.
16 CHESTNUT STREET
GAIHERSBURG, MARYLAND
PHONE # 301-526-3100
FAX # 301-526-1532
CONTACT NAME: MARTINE SVRCEK

TAX MAP	F342	ZONING CATEGORY	RA
WSSC SHEET	224NW10	SITE DATUM	XXXXXXXX
HORIZONTAL	XXXXXXXX	VERTICAL	XXXXXXXX

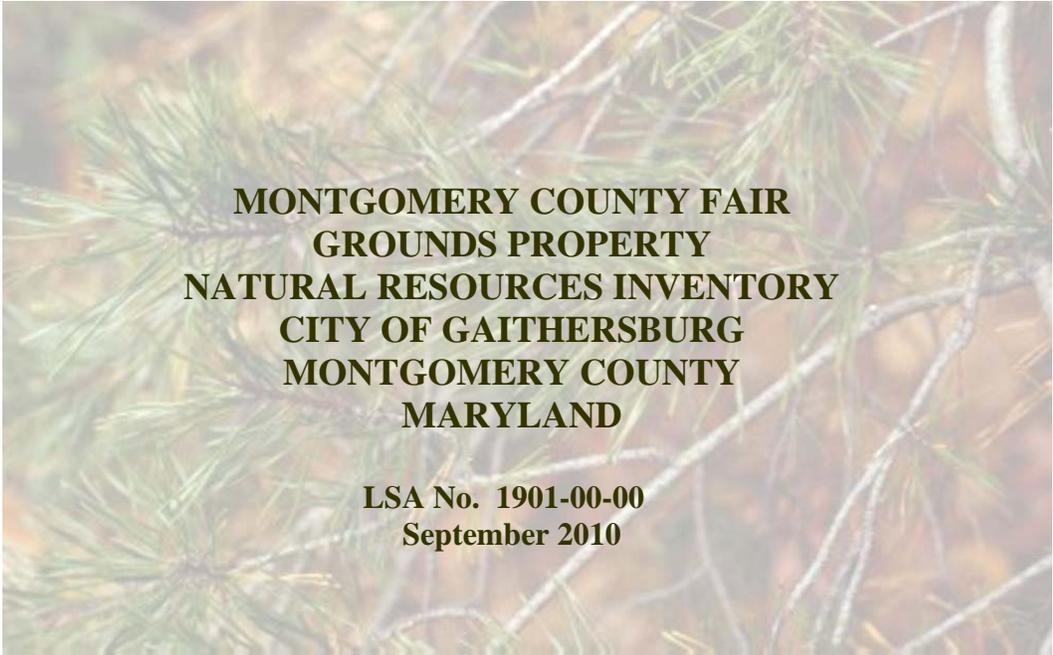
COPYRIGHT AND THE MAP PEOPLE PERMITTED USE NUMBER 21001209	MAP	19	GRID	CB, D8, O9, E8, E9
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STORMWATER CONCEPT PLAN

SKETCH PLAN
MONTGOMERY COUNTY FAIRGROUNDS
GAIHERSBURG (9th) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

LSA

SHEET **1** OF **1**
PROJECT NO. 3127-00-00
DATE: 3/12/2010



**MONTGOMERY COUNTY FAIR
GROUNDS PROPERTY
NATURAL RESOURCES INVENTORY
CITY OF GAITHERSBURG
MONTGOMERY COUNTY
MARYLAND**

**LSA No. 1901-00-00
September 2010**

PREPARED FOR:
Montgomery County Agricultural Center, Inc.
16 Chestnut Street
Gaithersburg, MD
Contact: Martin E. Svrcek

PREPARED BY:
LOIEDERMAN SOLTESZ ASSOCIATES, INC.
2 Research Place, Suite 100
Rockville, MD 20850

**Joint Hearing - MCC & PC
Z-316
Exhibit #9**

**MONTGOMERY COUNTY FAIR GROUNDS PROPERTY
NATURAL RESOURCES INVENTORY
TABLE OF CONTENTS**

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2. Site Location and Physical Features	2
3. Wetland Delineation Methods and Procedures	6
4. Results of the Wetland Delineation	8
5. References.....	10

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2. Montgomery County Fair Grounds Property Aerial Photograph	4
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APPENDICES:

- A. Specimen Tree Table
- B. Wildlife Management Report
- C. Natural Resources Inventory Plan

MONTGOMERY COUNTY FAIR GROUNDS
Gaithersburg, Montgomery County, Maryland
Natural Resource Inventory/Forest Stand Delineation
Narrative
(LSA Project # 1901-00-00)
September 2010

1.0 PURPOSE AND SCOPE

In September of 2010, Loiederman Soltesz Associates, Inc. (LSA) completed a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) on the 62.83-acre Montgomery County Fair Grounds Property, located in Gaithersburg, Montgomery County, Maryland. The NRI/FSD was completed in compliance with the Maryland Forest Conservation Act (FCA, 1991) and the Gaithersburg Environmental Standards for Development Regulation (Regulation No. 01-01). This NRI/FSD consists of a narrative and NRI/FSD plan.

2.0 SITE LOCATION AND PHYSICAL FEATURES

The Montgomery County Fair Grounds Property is located southeast of the interchange of Dwight Eisenhower Highway (I 270) and Montgomery Village Avenue (MD Rt. 124). It is located near the intersection of Perry Parkway and Frederick Avenue (MD Rt. 355) in the City of Gaithersburg (Figure 1 and 2). The general area surrounding the property consists of commercial buildings and retail shopping centers with limited natural areas. The property is bordered by Perry Parkway to the east and the CSX railroad to the south. The 62.83 acre Montgomery County Fair Grounds Property is shown on ADC Map page 19 - Grid C-8 and D-8, Tax Map FT 42, Parcels 616 and 700.

Property Conditions

The property consists of several storage buildings, associated paved and gravel parking areas, open fields and landscaped areas. There is no forest area on the property but there are numerous specimen trees on and adjacent to the property.

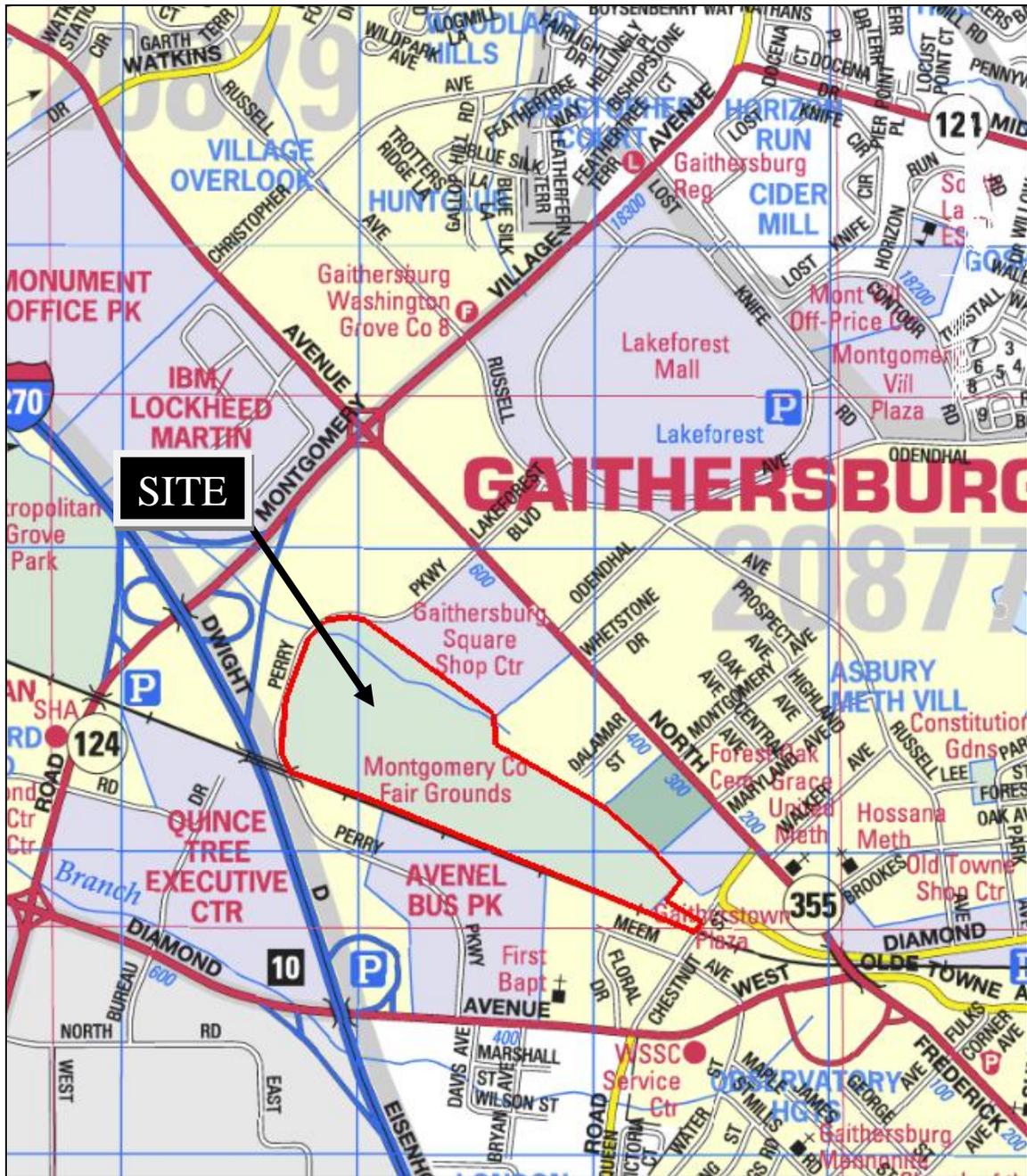


Figure 1. Vicinity Map Showing Approximate Location of Montgomery County Fairgrounds Property (Source: Copyright ADC The Map People. Permitted Use Number 21001200) ↑N, no scale



Figure 2. Aerial Photograph Showing the properties Approximate Boundary and Surroundings (Source: Montgomery County Government GIS Map Viewer, aerial photograph, 2008.) ↑N, no scale

Recorded Soils

According to the Soil Survey of Montgomery County (USDA, 1995), three soil types occurs within the property boundaries. Table 1 lists the characteristics of this soil.

Table 1. Montgomery County Fair Grounds Property Soils (US Soil Survey of Montgomery County, MD, 1995)		
SOIL TYPE	SLOPE	DESCRIPTION
2B—Glenelg Silt Loam	3 - 8% Slopes	Prime farmland. This soil is well drained. The slowest permeability within 60 inches is moderate. Available water capacity is very high and shrink swell potential is low. This soil is not flooded and is not ponded. The water table is deeper than 6 feet. Capability class is 2e. This is not a hydric soil.
67UB—Urban land-Wheaton complex	0-8% Slopes	This soil consists of an Urban land intermingled with a very deep, well drained Wheaton soil. This unit is not a hydric soil.

Table 1. Montgomery County Fair Grounds Property Soils (US Soil Survey of Montgomery County, MD, 1995)		
SOIL TYPE	SLOPE	DESCRIPTION
400-Urban Land	NA	This map unit consists of areas where more than 75% of the surface is covered by asphalt, concrete, buildings, or other structures. This unit is not a hydric soil.

Cultural Resources

The property includes several buildings, but no structures or features that would be an indication of cultural resources were noted on the property during the September, 2010 survey. A review of the National Inventory of Historic Places for Montgomery County Maryland GIS database (NIHP, 2003) failed to identify any historical features within the property boundaries. However, the definitive authority for occurrences of historical and cultural resources within the State of Maryland is the Maryland Historical Trust (MHT) and MHT will only research such site specific information for projects with State or federal involvement or during permit application reviews, so this authority could not be consulted at this time.

General Vegetation

Vegetation on the Montgomery County Fair Grounds Property consists of landscaped lawn areas interspersed with shade trees. Each tree over 9” diameter at breast height has been tagged and located on the NRI plan (Appendix D).

Rare, Threatened or Endangered (RTE) Species

No rare, threatened, or endangered (RTE) species were observed during the September 2010 field visit. An inquiry to the Maryland Department of Natural Resources (MDNR) Wildlife and Heritage Division was made on September 17, 2010 requesting any information on recorded occurrences or potential for RTE species for the property and the immediate vicinity. A response to this inquiry was still pending at the writing of this report.

Hydrology, Wetlands and Waters of the U.S.

Hydrologically, the Montgomery County Fair Grounds Property drains to Great Seneca Creek, which is a tributary to the Potomac River. Great Seneca Creek is classified as Use I-P (COMAR 26.08.02.08).

3.0 WETLAND DELINEATION METHODS AND PROCEDURES

The preliminary delineation was initiated by conducting a preliminary search for information on soils, topography, stream designations, forest stands, wetlands, and

floodplain limitations. This information was gathered from sources such as National Wetland Inventory (NWI) Maps, USDA Soil Surveys, USGS 7.5 Minute Quadrangle Maps, FEMA Flood Plain Maps, Maryland Department of Natural Resources (DNR) Digital Ortho Quarter Quadrangle Infrared aerial photographs, and other aerial photographs. This preliminary search was followed by a field investigation. The project site was walked and physical characteristics that indicated potential for wetlands (such as streams, low topographic areas, swales, and other hydrologic features) were investigated.

Field Determination

Wetlands were delineated in accordance with the methods recommended in the *1987 U.S. Army Corps of Engineers Wetland Delineation Manual*. To meet the U.S. Army Corps of Engineers' (USACE) definition of a wetland, the area must display wetland hydrology, hydric soils, and dominance (greater than 50% of the dominant plants onsite) of hydrophytic vegetation. These parameters are defined as follows.

- **Wetland hydrology.** According to the USACE manual... *“The term “wetland hydrology” encompasses all hydrologic characteristics of areas that are periodically inundated or have soils saturated to the surface at some time during the growing season. Areas with evident characteristics of wetland hydrology are those where the presence of water has an overriding influence on characteristics of vegetation and soils due to anaerobic and reducing conditions, respectively”*. Hydrology is often the least exact of the parameters, and indicators of wetland hydrology are sometimes difficult to find in the field. However, it is essential to establish that a wetland area is periodically inundated or has saturated soils during the growing season. Field indicators include observed inundation, saturation of soils in the upper 12 inches, watermarks on woody vegetation, drift lines (deposition of debris in a line on the surface or debris entangled in aboveground vegetation or other fixed objects), sediment deposits (thin layers, coatings, or depositions of mineral or organic matter on plants or other vertical objects) drainage patterns in wetlands, oxidized root channels in the upper 12 inches of soil, water-stained leaves, and local soil survey data. Wetland hydrology is present if there is one primary indicator or two or more secondary indicators of a hydrologic source which would saturate the root zone for more than 5% of the growing season.
- **Hydrophytic vegetation.** This consists of plants that have adaptations for living in soils which are periodically saturated. Hydrophytic vegetation is considered dominant if more than 50% of the dominant species are obligate (OBL), facultative wet (FACW), or facultative (FAC) (excluding facultative minus). Thus, the presence of scattered individuals of an upland plant species in an area dominated by hydrophytic species is not a sufficient basis for concluding that the area is an upland community nor is the presence of a few individuals of a

hydrophytic species in an area dominated by upland species not a sufficient basis for concluding that the area has hydrophytic vegetation. Obligate species occur in wetlands greater than 99% of the time, facultative wet species occurs in wetlands 67% - 99% of the time, and facultative species occur in wetlands 34% - 66% of the time. A national interagency panel has prepared a National List of Plant Species that occurs in wetlands. This list categorizes species according to their affinity for occurrence in wetlands.

- **Hydric soils.** Hydric soils display properties (i.e. overall color, iron concentrations, iron depletions, gleyed matrices, pore linings, mottling, etc.) known as redoximorphic features which indicate extended periods of saturation. Redoximorphic features are often color variations determined by comparing soil samples to the Munsell® Soil Color Charts. Mineral hydric soils will be either gleyed or will have bright mottles and/or low matrix chroma. The chroma is represented by the last numerical digit in the Munsell color notation (example: in the Munsell Color **2.5YR 4/1**, the number **1** is the color's chroma). Gleyed soils (gray colors) appear immediately below the A-horizon or in the upper 10 inches (whichever is shallower) and is an indication of a markedly reduced soil. Mineral hydric soils display bright mottles (areas in a soil with marked spots of contrasting color) and/or low matrix chroma. Mineral hydric soils usually have one of the following color features in the horizon immediately below the A-horizon or in the upper 10 inches (whichever is shallower): (a) Matrix chroma of 2 or less in mottled soils, or (b) Matrix chroma of 1 or less in un-mottled soils. For determining sandy hydric soils however, chroma is less reliable and three additional soil features may be used as indicators of sandy hydric soils, including: (a). High organic matter content in the surface horizon, (b) Streaking of subsurface horizons by organic matter (sandy soil appears vertically streaked with darker areas), and (c) Presence of organic pans (an accumulation of organic matter at depths of 12 to 30 inches below the mineral surface).

4.0 RESULTS OF THE WETLAND DELINEATION

The National Wetland Inventory Map (NWI) indicated an isolated wetland feature (Figure 3) in the northwestern corner of the property. However, the MDNR wetland map did not portray any regulated features in this general area. The City of Gaithersburg Floodplain Map (2006 DFIRM Map from FEMA), indicated there are approximately 4.44 acres of 100 – year floodplain along the northern border of the property.

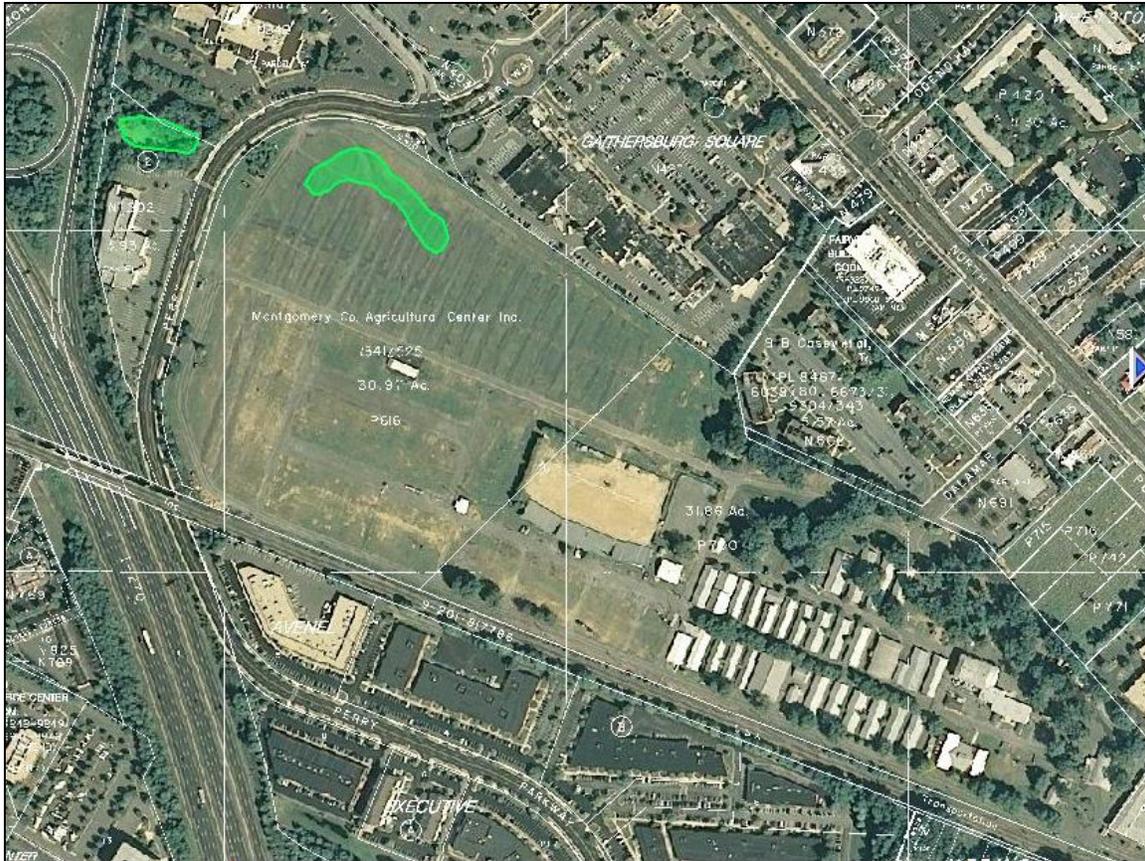


Figure 3. Aerial Photograph Portraying the properties Approximate Boundary and NWI Wetlands in green (Source: Montgomery County Government GIS Map Viewer, aerial photograph, 2008.)
 ↑N, no scale

The September 2010 field study located a single upland dry storm water management pond in the northwestern corner of the property. The storm water management facility is entirely vegetated mostly 2-6 inch DBH trees, as well as shrubs and invasive vines. The facility has an existing corrugated metal riser in place at the time of inspection and the area did not show evidence of hydric soils. Storm water management facilities, sediment basins, and artificial ponds constructed wholly in uplands are not considered “Waters of The United States” by the United States Army Corps of Engineers and the Maryland Department of the Environment. No other water features or areas of hydric soils were observed during the September 2010 field survey. The wetland information shown in this report and the accompanying Natural Resources Inventory plan should not be considered final until confirmed in a Jurisdictional Determination by the U.S. Army Corps of Engineers and the Maryland Department of the Environment.

Adjacent Land Uses

The surrounding land uses consist of commercial/industrial development with single-family homes across the CSX railroad southeast of the property.

Noise and Light Pollution

The potential sources of noise pollution are from the adjacent roads (Perry Parkway), interstate highway (I 270) the CSX railroad and the commercial/light industrial land uses in the surrounding area. Each can carry high volumes of traffic during peak times of the day. Potential sources of light pollution include area lighting of streets, parking areas and commercial buildings.

Significant Views and Vistas

No significant views currently exist on this property.

5.0 REFERENCES

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APPENDIX A:

TREE TABLE

Montgomery Fairground Property Natural Resources Inventory/ Forest Stand Delineation Tree List Trees larger than 9" Diameter at Breast Height (DBH) There are 97 specimen trees (24 inches DBH and greater) on the Property *Indicates Specimen Tree				
Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
1*	Pin Oak	<i>Quercus palustris</i>	30	Good
2	Pin Oak	<i>Quercus palustris</i>	22	Good
3	Red Oak	<i>Quercus rubra</i>	17	Good
4	Red Oak	<i>Quercus rubra</i>	17	Good
5*	Pin Oak	<i>Quercus palustris</i>	33	Good
6*	Pin Oak	<i>Quercus palustris</i>	26	Good
7*	Pin Oak	<i>Quercus palustris</i>	28	Good
8*	Pin Oak	<i>Quercus palustris</i>	24	Good
9	Pin Oak	<i>Quercus palustris</i>	18	Good
10	Tag Not Used			
11*	Pin Oak	<i>Quercus palustris</i>	33	Good
12*	Pin Oak	<i>Quercus palustris</i>	28	Good
13*	Pin Oak	<i>Quercus palustris</i>	33	Good
14*	Pin Oak	<i>Quercus palustris</i>	38	Good
15*	Pin Oak	<i>Quercus palustris</i>	33	Good
16*	Pin Oak	<i>Quercus palustris</i>	33	Good
17*	Pin Oak	<i>Quercus palustris</i>	29	Good
18*	Pin Oak	<i>Quercus palustris</i>	27	Good
19*	Pin Oak	<i>Quercus palustris</i>	24	Fair
20*	Pin Oak	<i>Quercus palustris</i>	24	Fair
21*	Pin Oak	<i>Quercus palustris</i>	36	Fair
22*	Pin Oak	<i>Quercus palustris</i>	33	Good
23*	Pin Oak	<i>Quercus palustris</i>	34	Good
24	Zelkova	<i>Zelkova serrata</i>	15	Good
25	Zelkova	<i>Zelkova serrata</i>	18	Good
26	Douglas Fir	<i>Pseudotsuga menziesii</i>	13	Good
27	Zelkova	<i>Zelkova serrata</i>	16	Good
28	Douglas Fir	<i>Pseudotsuga menziesii</i>	12	Good
29	Zelkova	<i>Zelkova serrata</i>	14	Good
30	Norway Spruce	<i>Picea abies</i>	14	Good
31	Norway Spruce	<i>Picea abies</i>	14	Good
32	Norway Spruce	<i>Picea abies</i>	14	Good
33	Norway Spruce	<i>Picea abies</i>	12	Good
34*	Red Maple	<i>Acer rubrum</i>	38	Good

<p align="center">Montgomery Fairground Property Natural Resources Inventory/ Forest Stand Delineation Tree List Trees larger than 9” Diameter at Breast Height (DBH) There are 97 specimen trees (24 inches DBH and greater) on the Property *Indicates Specimen Tree</p>				
Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
35	Tag Not Used			
36*	Red Oak	<i>Quercus rubra</i>	48	Fair; Poison Ivy
37*	White Oak	<i>Quercus alba</i>	44	Good
38*	White Oak	<i>Quercus alba</i>	54	Good
39*	Red Oak	<i>Quercus rubra</i>	57	Good
40*	Hickory	<i>Carya sp.</i>	27	Good
41*	White Oak	<i>Quercus alba</i>	56	Good
42*	Black Gum	<i>Nyssa sylvatica</i>	28	Good
43*	Black Gum	<i>Nyssa sylvatica</i>	34	Poor
44*	Red Oak	<i>Quercus rubra</i>	39	Fair
45	Tag Not Used	<i>Platanus occidentalis</i>	12	Good
46	Tag Not Used			
47	Red Maple	<i>Acer rubrum</i>	21	Good
48*	Red Maple	<i>Acer rubrum</i>	28	Good
49*	Red Maple	<i>Acer rubrum</i>	24	Good
50*	Red Maple	<i>Acer rubrum</i>	32	Good
51	Tag Not Used			
52*	Red Maple	<i>Acer rubrum</i>	24	Good
53	Red Maple	<i>Acer rubrum</i>	23	Good
54*	Red Maple	<i>Acer rubrum</i>	28	Good
55	Red Maple	<i>Acer rubrum</i>	19	Poor
56*	Red Maple	<i>Acer rubrum</i>	24	Fair
57	Red Maple	<i>Acer rubrum</i>	19	Good
58	Red Maple	<i>Acer rubrum</i>	16	Fair
59	Red Maple	<i>Acer rubrum</i>	22	Fair
60	Red Maple	<i>Acer rubrum</i>	18	Poor
61	Red Maple	<i>Acer rubrum</i>	18	Fair
62	Red Maple	<i>Acer rubrum</i>	22	Fair
63*	Red Maple	<i>Acer rubrum</i>	26	Fair
64	Red Maple	<i>Acer rubrum</i>	16	Fair
65	Red Maple	<i>Acer rubrum</i>	22	Fair
66	Red Maple	<i>Acer rubrum</i>	15,14	Poor;Twin Stem
67	Red Maple	<i>Acer rubrum</i>	21	Poor
68	White Ash	<i>Fraxinus americana</i>	21	Fair
69*	Sycamore	<i>Platanus occidentalis</i>	31	Good
70	Red Maple	<i>Acer rubrum</i>	11	Good
71	Red Maple	<i>Acer rubrum</i>	10	Good
72	Red Maple	<i>Acer rubrum</i>	10	Good
73	Red Maple	<i>Acer rubrum</i>	10	Good
74	Red Maple	<i>Acer rubrum</i>	11	Good
75	Pin Oak	<i>Quercus palustris</i>	12	Good

<p align="center">Montgomery Fairground Property Natural Resources Inventory/ Forest Stand Delineation Tree List Trees larger than 9” Diameter at Breast Height (DBH) There are 97 specimen trees (24 inches DBH and greater) on the Property *Indicates Specimen Tree</p>				
Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
76	Red Maple	<i>Acer rubrum</i>	10	Good
77	Pin Oak	<i>Quercus palustris</i>	11	Fair
78	Red Maple	<i>Acer rubrum</i>	9	Good
79	Pin Oak	<i>Quercus palustris</i>	9	Fair
80	Red Maple	<i>Acer rubrum</i>	8	Good
81*	Red Oak	<i>Quercus rubra</i>	45	Good
82	Red Maple	<i>Acer rubrum</i>	9	Good
83*	Red Oak	<i>Quercus rubra</i>	52	Good
84	Red Oak	<i>Quercus rubra</i>	9	Good
85	Pin Oak	<i>Quercus palustris</i>	12	Good
86*	Black Gum	<i>Nyssa sylvatica</i>	34	Good
87*	Black Gum	<i>Nyssa sylvatica</i>	29	Good
88	Red Maple	<i>Acer rubrum</i>	9	Good
89	Red Maple	<i>Acer rubrum</i>	9	Good
90*	White Oak	<i>Quercus alba</i>	43	Good
91*	Black Gum	<i>Nyssa sylvatica</i>	26	Good
92*	Black Gum	<i>Nyssa sylvatica</i>	27	Good
93*	White Oak	<i>Quercus alba</i>	27	Good
94*	Black Gum	<i>Nyssa sylvatica</i>	37	Good
95	Black Gum	<i>Nyssa sylvatica</i>	21	Good
96	Sycamore	<i>Platanus occidentalis</i>	13	Good
97	Pin Oak	<i>Quercus palustris</i>	7	Good
98*	Black Gum	<i>Nyssa sylvatica</i>	35	Good
99*	Black Gum	<i>Nyssa sylvatica</i>	30	Good; Engl. Ivy
100*	Black Gum	<i>Nyssa sylvatica</i>	26	Good
101*	Black Gum	<i>Nyssa sylvatica</i>	34	Good
102*	White Oak	<i>Quercus alba</i>	28	Fair
103*	White Oak	<i>Quercus alba</i>	31	Good
104*	White Oak	<i>Quercus alba</i>	39	Good
105*	Black Gum	<i>Nyssa sylvatica</i>	29	Good
106*	Black Gum	<i>Nyssa sylvatica</i>	28	Good
107*	White Oak	<i>Quercus alba</i>	44	Good
108	Sycamore	<i>Platanus occidentalis</i>	10	Good
109	Black Gum	<i>Nyssa sylvatica</i>	22	Good
110*	Red Oak	<i>Quercus rubra</i>	45	Good
111*	White Oak	<i>Quercus alba</i>	33	Good
112*	Red Oak	<i>Quercus rubra</i>	29	Fair
113*	White Oak	<i>Quercus alba</i>	25	Good
114*	Red Oak	<i>Quercus rubra</i>	37	Good
115*	White Oak	<i>Quercus alba</i>	34	Good
116*	White Oak	<i>Quercus alba</i>	30	Good

<p align="center">Montgomery Fairground Property Natural Resources Inventory/ Forest Stand Delineation Tree List Trees larger than 9” Diameter at Breast Height (DBH) There are 97 specimen trees (24 inches DBH and greater) on the Property *Indicates Specimen Tree</p>				
Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
117*	White Oak	<i>Quercus alba</i>	34	Fair
118	Tag Not Used			
119*	Red Oak	<i>Quercus rubra</i>	34	Good
120*	Red Oak	<i>Quercus rubra</i>	29	Fair
121*	Red Oak	<i>Quercus rubra</i>	30	Good
122*	Red Oak	<i>Quercus rubra</i>	27	Fair
123*	Red Oak	<i>Quercus rubra</i>	28	Fair
124	White Oak	<i>Quercus alba</i>	20	Good
125	Red Oak	<i>Quercus rubra</i>	20	Fair
126*	Red Oak	<i>Quercus rubra</i>	28	Good
127*	White Oak	<i>Quercus alba</i>	28	Good
128*	White Oak	<i>Quercus alba</i>	26	Fair
129*	Red Oak	<i>Quercus rubra</i>	42	Fair
130*	White Oak	<i>Quercus alba</i>	31	Fair
131*	White Oak	<i>Quercus alba</i>	36	Good
132*	Red Oak	<i>Quercus rubra</i>	35	Good
133*	Red Oak	<i>Quercus rubra</i>	38	Good
134*	White Oak	<i>Quercus alba</i>	38	Good
135*	White Oak	<i>Quercus alba</i>	35	Good
136*	White Oak	<i>Quercus alba</i>	42	Good
137*	White Oak	<i>Quercus alba</i>	33	Good; Poison Ivy
138	Tag Not Used			
139	Black Gum	<i>Nyssa sylvatica</i>	20	Fair
140*	Red Oak	<i>Quercus rubra</i>	35	Fair
141*	White Oak	<i>Quercus alba</i>	37	Good
142*	White Oak	<i>Quercus alba</i>	37	Good
143*	White Oak	<i>Quercus alba</i>	37	Fair
144	Tag Not Used			
145	Tag Not Used			
146*	White Oak	<i>Quercus alba</i>	28	Fair
147*	White Oak	<i>Quercus alba</i>	34	Fair; In Concrete
148	Tag Not Used			
149*	White Oak	<i>Quercus alba</i>	38	Good
150*	White Oak	<i>Quercus alba</i>	34	Good
151*	White Oak	<i>Quercus alba</i>	35	Good
152*	Pin Oak	<i>Quercus palustris</i>	42	Fair
153*	White Oak	<i>Quercus alba</i>	36	Good
154	Red Oak	<i>Quercus rubra</i>	21	Good
155	Tag Not Used			
156*	White Oak	<i>Quercus alba</i>	25	Fair

Montgomery Fairground Property
Natural Resources Inventory/ Forest Stand Delineation
Tree List
Trees larger than 9” Diameter at Breast Height (DBH)
There are 97 specimen trees (24 inches DBH and greater) on the Property
***Indicates Specimen Tree**

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
157*	Red Oak	<i>Quercus rubra</i>	34	Good
158*	Red Oak	<i>Quercus rubra</i>	29	Poor
159*	Red Oak	<i>Quercus rubra</i>	27	Good
160	Red Oak	<i>Quercus rubra</i>	18	Poor
161*	Red Oak	<i>Quercus rubra</i>	24	Poor; In Concrete
162*	Red Oak	<i>Quercus rubra</i>	30	Fair
163	Pin Oak	<i>Quercus palustris</i>	23	Fair; In Concrete

APPENDIX B:
WILDLIFE MANAGEMENT REPORT

Montgomery County Fair Grounds Wildlife Management Report

The 62.83 acre Montgomery County Fair Grounds Property mostly consists of open landscaped fields, gravel parking areas and existing storage facility buildings in the City of Gaithersburg. The Montgomery County Fair Grounds project proposes to redevelop the property under MXD zoning. Article III, § 31 of the City of Gaithersburg's *Environmental Standards for Development* states that, where development is expected to impact wildlife or their habitats on a site, wildlife management recommendations shall be incorporated into the site development package as a wildlife management report or plan. This report describes the existing project site conditions and the potential impact of the development to wildlife and their habitats.

ENVIRONMENTAL SETTING AND NATURAL FEATURES

The Montgomery County Fair Grounds Property is located southeast of the interchange of Dwight Eisenhower Highway (I 270) and Montgomery Village Avenue (Rt. 124). It is located south of the intersection of Perry Parkway and Frederick Avenue (Rt. 355) in the City of Gaithersburg (Figure 1 and 2). The general area surrounding the property consists of commercial buildings and retail shopping centers with limited natural areas. The property is bordered by Perry Parkway to the east and the CSX railroad to the south

The property is fully developed with the majority of the property occupied by landscaped lawn areas, gravel parking areas and existing storage facilities. There is no forest on the property, although there are landscape shade trees scattered throughout the property. An existing storm water management facility exists in the northwestern portion of the site and connects to a perennial tributary which begins offsite across Perry Parkway.

Wildlife on the property would be limited to typical urban species found in densely developed suburban areas.

POTENTIAL EFFECTS OF DEVELOPMENT ACTIVITIES ON WILDLIFE

While a detailed field inventory of animal species that may inhabit or traverse the property has not been undertaken, numerous field visits indicate that the site supports the typical array of animal species found in urban/suburban habitats. Construction activities may result in the temporary displacement of some urban wildlife species. The following is a list of animal species that occur or are likely to occur on the site. These species are the most likely to come into contact and/or conflict with local residents.

- bats, various species including the little brown bat, *Myotis lucifugus*, and big brown bat, *Eptesicus fuscus*
- eastern gray squirrel, *Sciurus carolinensis*
- groundhog (woodchuck), *Marmota monax*

- house mouse, *Mus musculus*
- Norway rat *Rattus norvegicus*
- raccoon, *Procyon lotor*
- coyote, *Canis latrans*
- red fox, *Vulpes vulpes*
- common gray fox, *Urocyon cinereoargenteus*
- striped skunk, *Mephitis mephitis*
- Virginia opossum, *Didelphis virginiana*
- white-tailed deer, *Odocoileus virginianus*
- Canada goose, *Branta canadensis*
- black vulture, *Coragyps atratus*
- turkey vulture, *Cathartes aura*
- American crow, *Corvus brachyrhynchos*
- feral pigeon, *Columba livia*
- eastern cottontail rabbit, *Sylvilagus floridanus*
- Eastern chipmunk, *Tamias striatus*
- Hawks, *various species*
- Songbirds, *various species*

RECOMMENDATIONS

Any onsite tree removal should be timed to avoid active nesting periods. If this is not possible, trees should be checked for active nests prior to tree removal. Similarly, prior to the onset of grading activities, lawn/open areas should be checked for active ground burrows. If active ground burrows are present, animals utilizing these burrows should be relocated prior to grading. Grading activity should be avoided during the winter dormancy period, if possible.

After construction, measures should be taken to prevent problematic human-wildlife interactions. These measures should include refuse containers/dumpsters that are inaccessible by wildlife, litter control to prevent attracting nuisance wildlife, proper cleaning and maintenance of community picnic/barbecue areas, secure covers for community outdoor barbecues, and educational materials to inform residents on how they can avoid attracting wildlife conflicts.

Residents should avoid conflicts with wildlife whenever possible. When conflicts do occur, the following list provides some sources of information on how to mitigate urban wildlife conflicts.

The Maryland Department of Natural Resources, Wildlife and Heritage Service can provide information on safe and legal ways to avoid conflicts with wildlife and can assist in finding licensed individuals who can address human/wildlife conflicts.

877-463-6497 <http://www.dnr.state.md.us/wildlife/nw.asp>

Humane Wildlife Services, a service offered by The Humane Society of the United States
866-9HUMANE

humaneservices@humanesociety.org

http://www.hsus.org/wildlife/urban_wildlife_our_wild_neighbors/humane_wildlife_services.html

Maryland Cooperative Extension, College of Agriculture and Natural Resources,
University of Maryland

http://www.naturalresources.umd.edu/Wildlife_Damage.cfm

U.S. Department of Agriculture, Wildlife Services: 410-349-8255 or 877-463-6497 (toll free).

Should a resident come upon an injured animal the following provides some general guidance and sources of information.

General Guidance

The recommended course of action for an individual who encounters injured wildlife is to report the occurrence to an appropriate local or State agency and not approach or attempt to give aid unless expressly instructed to do so. There also are licensed wildlife rehabilitators who can care for injured or orphaned wildlife. Any wild animal, even if injured or immature, may injure a would-be rescuer. Call one of the resources listed below *before* attempting to approach or give assistance to injured wildlife.

Montgomery County Humane Society

<http://www.mchumane.org/rescuingorphanedwildlife.shtml> (on what appear to be “orphaned” young wild animals)

<http://www.mchumane.org/transportingwildlife.shtml> (on transporting wildlife)

Maryland Department of Natural Resources (DNR), though this site has fairly minimal information

<http://www.dnr.state.md.us/wildlife/sickorinjured.asp>

http://www.dnr.state.md.us/wildlife/think_twice.asp

Maryland Wildlife Rehabilitators Association (MWRA)

<http://www.mwra.org/pages/wildlife-rescue.php>

Wildlife Rehabilitators in Montgomery County

Some veterinary practices may treat wildlife, but most will not, call before taking an

injured wild animal to a veterinarian.

The following wildlife rehabilitators are licensed, according to DNR and/or MWRA, and can be contacted in the event that a wild animal is injured or orphaned:

Second Chance Wildlife Center
7101 Barcellona Drive
Gaithersburg, MD 20879
wildchris@mindspring.com
(301-926-9453) www.scwc.org
Hours: 9 a.m. – 5 p.m. daily - Accepts all native wildlife.
Holds a federal permit to rehabilitate all birds. Listed by both DNR and MWRA.

Suzanne Shoemaker
Boyds
301-353-8947
Accepts only raptors (birds of prey). Holds a federal permit to rehabilitate all birds.
Listed by both DNR and MWRA.

Rhonda Giles
Silver Spring
301-384-8319
Accepts small mammals and birds.
Listed by both DNR and MWRA.

Cynthia Fabretta-Aplin
Gaithersburg
301-296-WILD
Listed by MWRA.

Brian Kristal
Germantown
301-528-5666
Accepts reptiles and birds.
Listed by DNR.

Lee Prouty
Rockville
301-460-7468
Consults on waterfowl only.
Listed by MWRA.

If these rehabilitators are unavailable, the local animal shelter or animal control agency may be able to provide assistance:

Montgomery County Humane Society County Shelter
14645 Rothgeb Drive
Rockville, MD 20850
240-773-5960 or for emergencies and after hours: 240-773-5900
mchs@mchumane.org

Montgomery County Animal Services Division
240-773-5900 (for animal emergencies)

Note: the caller should make it clear that s/he is calling about injured wildlife, *not* nuisance wildlife.

Loiederman Soltesz Associates, Inc. nor the applicant endorses any of the wildlife rehabilitators listed above or the information provided by the resources referenced above. Individuals choosing to assist injured wildlife do so at their own risk and neither Loiederman Soltesz Associates, Inc. nor the applicant can be held accountable if an individual chooses to assist injured wildlife and is injured or harmed in the process

APPENDIX C:
NATURAL RESOURCES INVENTORY PLAN
SHEETS 1-4

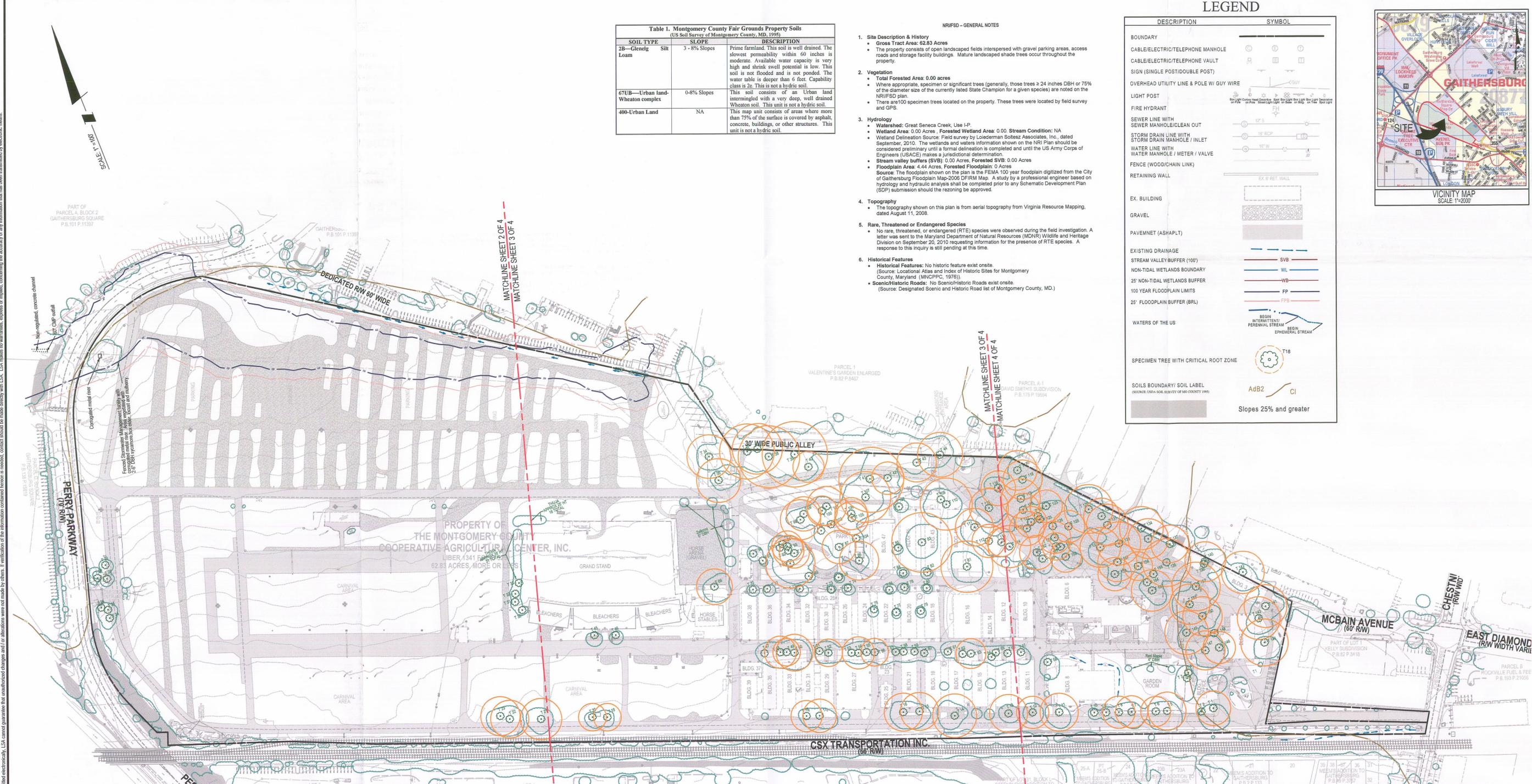


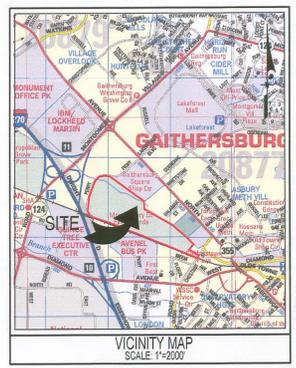
Table 1. Montgomery County Fair Grounds Property Soils
(US Soil Survey of Montgomery County, MD, 1995)

SOIL TYPE	SLOPE	DESCRIPTION
2B—Glencg Silt Loam	3 - 8% Slopes	Prime farmland. This soil is well drained. The slowest permeability within 60 inches is moderate. Available water capacity is very high and shrink swell potential is low. This soil is not flooded and is not ponded. The water table is deeper than 6 feet. Capability class is 2e. This is not a hydric soil.
67UB—Urban land-Wheaton complex	0-8% Slopes	This soil consists of an Urban land intermingled with a very deep, well drained Wheaton soil. This unit is not a hydric soil.
406-Urban Land	NA	This map unit consists of areas where more than 75% of the surface is covered by asphalt, concrete, buildings, or other structures. This unit is not a hydric soil.

- NRIFSD - GENERAL NOTES
- Site Description & History**
 - Gross Tract Area: 62.83 Acres
 - The property consists of open landscaped fields interspersed with gravel parking areas, access roads and storage facility buildings. Mature landscaped shade trees occur throughout the property.
 - Vegetation**
 - Total Forested Area: 0.00 acres
 - Where appropriate, specimen or significant trees (generally, those trees ≥ 24 inches DBH or 75% of the diameter size of the currently listed State Champion for a given species) are noted on the NRIFSD plan.
 - There are 100 specimen trees located on the property. These trees were located by field survey and GPS.
 - Hydrology**
 - Watershed: Great Seneca Creek, Use LP
 - Wetland Area: 0.00 Acres, Forested Wetland Area: 0.00, Stream Condition: NA
 - Wetland Delineation Source: Field survey by Loeferman Sothel Associates, Inc. dated September, 2010. The wetlands and waters information shown on the NRIFSD Plan should be considered preliminary until a formal delineation is completed and until the US Army Corps of Engineers (USACE) makes a jurisdictional determination.
 - Stream valley buffers (SVB): 0.00 Acres, Forested SVB: 0.00 Acres
 - Floodplain Area: 4.44 Acres, Forested Floodplain: 0 Acres
 - Source: The floodplain shown on the plan is the FEMA 100 year floodplain digitized from the City of Gaithersburg Floodplain Map-0005 DFRM Map. A study by a professional engineer based on hydrology and hydraulic analysis shall be completed prior to any Schematic Development Plan (SDP) submission should the rezoning be approved.
 - Topography**
 - The topography shown on this plan is from aerial topography from Virginia Resource Mapping, dated August 11, 2008.
 - Rare, Threatened or Endangered Species**
 - No rare, threatened, or endangered (RTE) species were observed during the field investigation. A letter was sent to the Maryland Department of Natural Resources (MDNR) Wildlife and Heritage Division on September 20, 2010 requesting information for the presence of RTE species. A response to this inquiry is still pending at this time.
 - Historical Features**
 - Historical Features: No historic feature exist onsite
 - Source: Locational Atlas and Index of Historic Sites for Montgomery County, Maryland (MNCPPC, 1976)
 - Scientific/Historic Roads: No Scientific/Historic Roads exist onsite.
 - Source: Designated Scenic and Historic Road list of Montgomery County, MD.

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY	—
CABLE/ELECTRIC/TELEPHONE MANHOLE	⊙
CABLE/ELECTRIC/TELEPHONE VAULT	⊠
SIGN (SINGLE POST/DOUBLE POST)	⊞
OVERHEAD UTILITY LINE & POLE W/ GUY WIRE	—○—
LIGHT POST	⊙
FIRE HYDRANT	⊙
SEWER LINE WITH SEWER MANHOLE/CLEAN OUT	—○—
STORM DRAIN LINE WITH STORM DRAIN MANHOLE / INLET	—○—
WATER LINE WITH WATER MANHOLE / METER / VALVE	—○—
FENCE (WOODCHAIN LINK)	—○—
RETAINING WALL	EX. RET. WALL
EX. BUILDING	—
GRAVEL	—
PAVEMNET (ASH/PLT)	—
EXISTING DRAINAGE	—
STREAM VALLEY BUFFER (100')	SVB
NON-TIDAL WETLANDS BOUNDARY	WL
25' NON-TIDAL WETLANDS BUFFER	WB
100' YEAR FLOODPLAIN LIMITS	FP
25' FLOODPLAIN BUFFER (BRL)	FPB
WATERS OF THE US	BEGIN INTERMITTENT PERENNIAL STREAM, BEGIN EPHEMERAL STREAM
SPECIMEN TREE WITH CRITICAL ROOT ZONE	T18
SOILS BOUNDARY/ SOIL LABEL	AdB2, Cl
Slopes 25% and greater	—



Montgomery Fairground Property Natural Resources Inventory Forest Stand Delineation Tree List
Trees larger than 9" Diameter at Breast Height (DBH). There are 97 specimens (24 inches DBH and greater) in the Property - Indefinite Specimen Tree

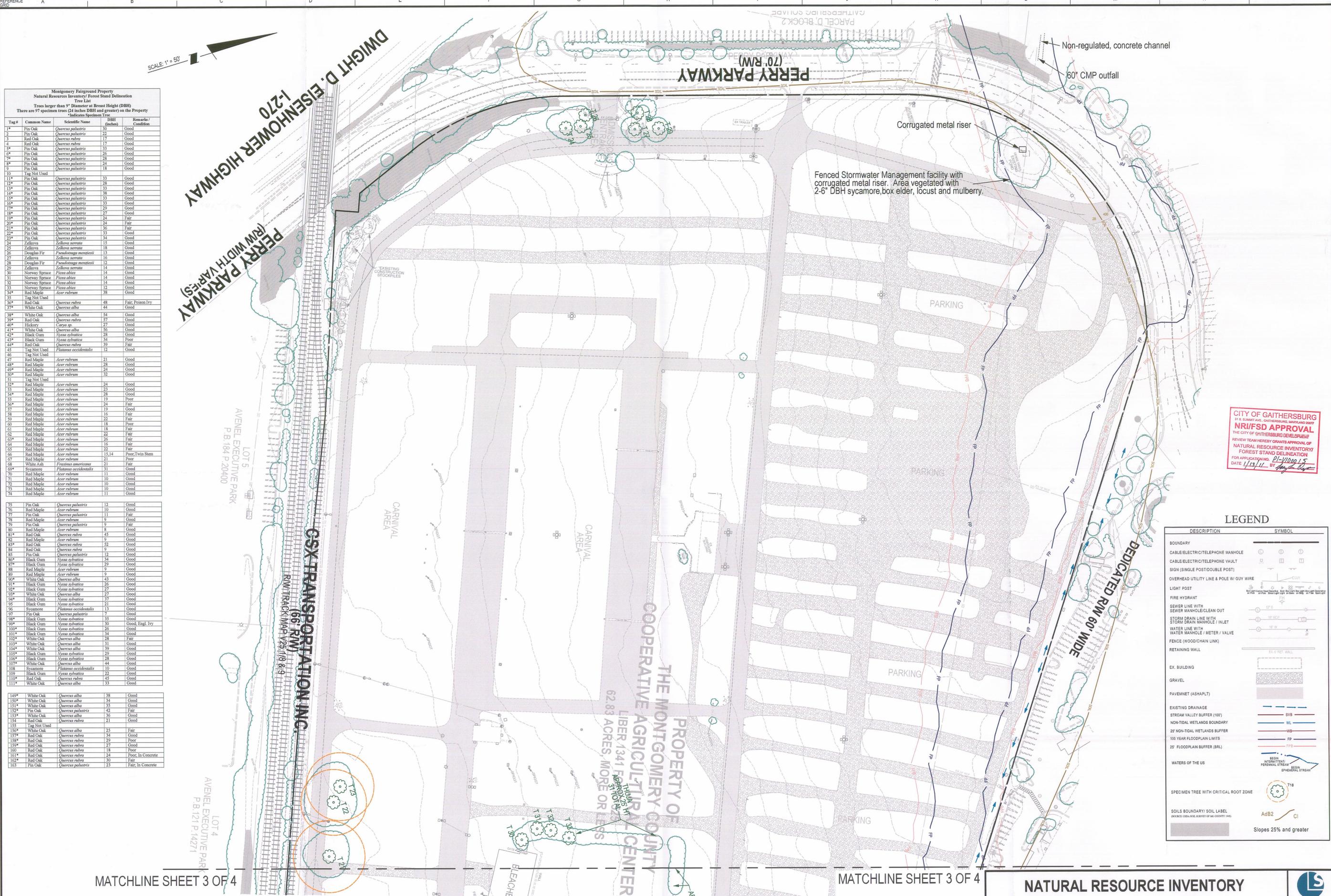
Specimen Name	DBH (inches)	Remarks / Condition
1* Pin Oak	30	Good
2* Pin Oak	22	Good
3* Red Oak	17	Good
4* Red Oak	17	Good
5* Pin Oak	26	Good
6* Pin Oak	28	Good
7* Pin Oak	24	Good
8* Pin Oak	21	Good
9* Pin Oak	28	Good
10* Tag Not Used		
11* Pin Oak	33	Good
12* Pin Oak	28	Good
13* Pin Oak	33	Good
14* Pin Oak	33	Good
15* Pin Oak	29	Good
16* Pin Oak	27	Good
17* Pin Oak	24	Fair
18* Pin Oak	34	Good
19* Pin Oak	24	Fair
20* Pin Oak	36	Fair
21* Pin Oak	33	Good
22* Pin Oak	34	Good
23* Pin Oak	18	Poor
24* Pin Oak	22	Fair
25* Pin Oak	18	Poor
26* Pin Oak	22	Fair
27* Pin Oak	22	Fair
28* Pin Oak	22	Fair
29* Pin Oak	22	Fair
30* Pin Oak	22	Fair
31* Pin Oak	22	Fair
32* Pin Oak	22	Fair
33* Pin Oak	22	Fair
34* Pin Oak	22	Fair
35* Pin Oak	22	Fair
36* Pin Oak	22	Fair
37* Pin Oak	22	Fair
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140* Pin Oak	22	Fair
141* Pin Oak	22	Fair
142* Pin Oak	22	Fair
143* Pin Oak	22	Fair
144* Pin Oak	22	Fair
145* Pin Oak	22	Fair
146* Pin Oak	22	Fair
147* Pin Oak	22	Fair
148* Pin Oak	22	Fair
149* Pin Oak	22	Fair
150* Pin Oak	22	Fair

38*	White Oak	Quercus alba	54	Good	75*	Pin Oak	Quercus palustris	12	Good	113*	Red Oak	Quercus rubra	29	Fair	149*	White Oak	Quercus alba	38	Good	
39*	Red Oak	Quercus rubra	57	Good	76*	Red Maple	Acer rubrum	10	Good	114*	White Oak	Quercus alba	25	Good	150*	White Oak	Quercus alba	34	Good	
40*	Hickory	Carya sp.	27	Good	77*	Pin Oak	Quercus palustris	11	Fair	115*	White Oak	Quercus alba	27	Good	151*	White Oak	Quercus alba	33	Good	
41*	White Oak	Quercus alba	56	Good	78*	Red Maple	Acer rubrum	9	Good	116*	White Oak	Quercus alba	34	Good	152*	Pin Oak	Quercus palustris	42	Fair	
42*	Black Gum	Nyssa sylvatica	28	Good	79*	Pin Oak	Quercus palustris	9	Fair	117*	White Oak	Quercus alba	30	Good	153*	White Oak	Quercus alba	38	Good	
43*	Black Gum	Nyssa sylvatica	34	Poor	80*	Red Maple	Acer rubrum	8	Good	118*	Red Oak	Quercus rubra	34	Fair	154*	Red Oak	Quercus rubra	21	Good	
44*	Red Oak	Quercus rubra	39	Fair	81*	Red Oak	Quercus rubra	45	Good	119*	Tag Not Used			155*	Tag Not Used			21	Fair	
45*	Tag Not Used			82*	Red Maple	Acer rubrum	9	Good	120*	Red Oak	Quercus rubra	29	Fair	156*	White Oak	Quercus alba	25	Fair		
46*	Tag Not Used			83*	Red Oak	Quercus rubra	52	Good	121*	Red Oak	Quercus rubra	29	Fair	157*	Red Oak	Quercus rubra	34	Good		
47*	Red Maple	Acer rubrum	21	Good	84*	Pin Oak	Quercus palustris	9	Good	122*	Red Oak	Quercus rubra	29	Good	158*	Red Oak	Quercus rubra	29	Good	
48*	Red Maple	Acer rubrum	24	Good	85*	Pin Oak	Quercus palustris	12	Good	123*	Red Oak	Quercus rubra	29	Fair	159*	Red Oak	Quercus rubra	29	Good	
49*	Red Maple	Acer rubrum	24	Good	86*	Black Gum	Nyssa sylvatica	34	Good	124*	Red Oak	Quercus rubra	28	Fair	160*	Red Oak	Quercus rubra	24	Poor, In Concrete	
50*	Tag Not Used			87*	Pin Oak	Quercus palustris	29	Good	125*	White Oak	Quercus alba	20	Fair	161*	Red Oak	Quercus rubra	30	Fair		
51*	Tag Not Used			88*	Red Maple	Acer rubrum	9	Good	126*	Red Oak	Quercus rubra	28	Good	162*	Red Oak	Quercus rubra	30	Fair		
52*	Red Maple	Acer rubrum	24	Good	89*	Red Maple	Acer rubrum	9	Good	127*	White Oak	Quercus alba	42	Good	163*	Pin Oak	Quercus palustris	23	Fair, In Concrete	
53*	Red Maple	Acer rubrum	23	Good	90*	White Oak	Quercus alba	43	Good	128*	White Oak	Quercus alba	31	Fair						
54*	Red Maple	Acer rubrum	26	Good	91*	Black Gum	Nyssa sylvatica	26	Fair	129*	White Oak	Quercus alba	42	Fair						
55*	Red Maple	Acer rubrum	19	Poor	92*	Black Gum	Nyssa sylvatica	37	Good	130*	White Oak	Quercus alba	36	Good						
56*	Red Maple	Acer rubrum	24	Fair	93*	White Oak	Quercus alba	27	Good	131*	Black Gum	Nyssa sylvatica	36	Good						
57*	Red Maple	Acer rubrum	24	Fair	94*	Black Gum	Nyssa sylvatica	37	Good	132*	Red Oak	Quercus rubra	35	Good						
58*	Red Maple	Acer rubrum	16	Fair	95*	Black Gum	Nyssa sylvatica	21	Good	133*	Red Oak	Quercus rubra	38	Good						
59*	Red Maple	Acer rubrum	15	Poor	96*	Sycamore	Platanus occidentalis	13	Good	134*	White Oak	Quercus alba	38	Good						
60*	Red Maple	Acer rubrum	18	Poor	97*	Pin Oak	Quercus palustris	7	Good	135*	White Oak	Quercus alba	42	Good						
61*	Red Maple	Acer rubrum	18	Poor	98*	Black Gum	Nyssa sylvatica	54	Fair	136*	White Oak	Quercus alba	43	Good						
62*	Red Maple	Acer rubrum	22	Fair	99*	Black Gum	Nyssa sylvatica	26	Good	137*	White Oak	Quercus alba	33	Good						
63*	Red Maple	Acer rubrum	26	Fair	100*	Black Gum	Nyssa sylvatica	26	Good	138*	White Oak	Quercus alba	33	Good						
64*	Red Maple	Acer rubrum	16	Fair	101*	Tag Not Used			101*	Tag Not Used			139*	White Oak	Quercus alba	31	Fair			
65*	Red Maple	Acer rubrum	22	Fair	102*	White Oak	Quercus alba	30	Good, Eng. Ivy	102*	White Oak	Quercus alba	31	Fair	140*	White Oak	Quercus alba	37	Good	
66*	Red Maple	Acer rubrum	16	Fair	103*	Black Gum	Nyssa sylvatica	34	Good	103*	Black Gum	Nyssa sylvatica	31	Good	141*	White Oak	Quercus alba	37	Good	
67*	Red Maple	Acer rubrum	21	Poor	104*	White Oak	Quercus alba	31	Good	104*	White Oak	Quercus alba	39	Good	142*	White Oak	Quercus alba	37	Fair	
68*	White Oak	Quercus alba	21	Fair	105*	White Oak	Quercus alba	29	Good	105*	White Oak	Quercus alba	29	Good	143*	White Oak	Quercus alba	37	Fair	
69*	Sycamore	Platanus occidentalis	13	Good	106*	White Oak	Quercus alba	28	Good	106*	White Oak	Quercus alba	28	Good	144*	Tag Not Used				
70*	Red Maple	Acer rubrum	11	Good	107*	White Oak	Quercus alba	44	Good	107*	White Oak	Quercus alba	44	Good	145*	Tag Not Used				
71*	Red Maple	Acer rubrum	12	Good	108*	Sycamore	Platanus occidentalis	10	Good	108*	Sycamore	Platanus occidentalis	10	Good	146*	White Oak	Quercus alba	28	Fair	
72*	Red Maple	Acer rubrum	10	Good	109*	Black Gum	Nyssa sylvatica	23	Good	109*	Black Gum	Nyssa sylvatica	23	Good	147*	Red Oak	Quercus rubra	45	Good	
73*	Red Maple	Acer rubrum	13	Good	110*	Red Oak	Quercus rubra	45	Good	110*	Red Oak	Quercus rubra	45	Good	148*	White Oak	Quercus alba	28	Fair	
74*	Red Maple	Acer rubrum	11	Good	111*	White Oak	Quercus alba	33	Good	111*	White Oak	Quercus alba	33	Good	149*	Tag Not Used				

Loederman Sothel Associates, Inc.
Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
Tel: 301.948.2750 f: 301.948.9067

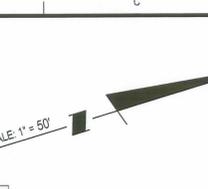
MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-225-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHOEVERS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES



Montgomery Fairground Property
Natural Resource Inventory/Forest Stand Delineation
Tree List
Trees larger than 9" Diameter at Breast Height (DBH)
There are 97 specimen trees (24 inches DBH and greater) on the Property
*Indicates Specimen Tree

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
1*	Pin Oak	<i>Quercus palustris</i>	30	Good
2	Pin Oak	<i>Quercus palustris</i>	22	Good
3	Red Oak	<i>Quercus rubra</i>	17	Good
4	Red Oak	<i>Quercus rubra</i>	17	Good
5*	Pin Oak	<i>Quercus palustris</i>	33	Good
6*	Pin Oak	<i>Quercus palustris</i>	26	Good
7*	Pin Oak	<i>Quercus palustris</i>	28	Good
8*	Pin Oak	<i>Quercus palustris</i>	24	Good
9	Pin Oak	<i>Quercus palustris</i>	18	Good
10	Tag Not Used			
11*	Pin Oak	<i>Quercus palustris</i>	33	Good
12*	Pin Oak	<i>Quercus palustris</i>	28	Good
13*	Pin Oak	<i>Quercus palustris</i>	33	Good
14*	Pin Oak	<i>Quercus palustris</i>	38	Good
15*	Pin Oak	<i>Quercus palustris</i>	33	Good
16*	Pin Oak	<i>Quercus palustris</i>	33	Good
17*	Pin Oak	<i>Quercus palustris</i>	29	Good
18*	Pin Oak	<i>Quercus palustris</i>	27	Good
19*	Pin Oak	<i>Quercus palustris</i>	24	Fair
20*	Pin Oak	<i>Quercus palustris</i>	24	Fair
21*	Pin Oak	<i>Quercus palustris</i>	36	Fair
22*	Pin Oak	<i>Quercus palustris</i>	33	Good
23*	Pin Oak	<i>Quercus palustris</i>	34	Good
24	Zelkova	<i>Zelkova serrata</i>	15	Good
25	Zelkova	<i>Zelkova serrata</i>	18	Good
26	Douglas Fir	<i>Pseudotsuga mucronata</i>	13	Good
27	Zelkova	<i>Zelkova serrata</i>	16	Good
28	Douglas Fir	<i>Pseudotsuga mucronata</i>	12	Good
29	Zelkova	<i>Zelkova serrata</i>	14	Good
30	Norway Spruce	<i>Picea abies</i>	14	Good
31	Norway Spruce	<i>Picea abies</i>	14	Good
32	Norway Spruce	<i>Picea abies</i>	14	Good
33	Norway Spruce	<i>Picea abies</i>	12	Good
34*	Red Maple	<i>Acer rubrum</i>	38	Good
35	Tag Not Used			
36*	Red Oak	<i>Quercus rubra</i>	48	Fair, Poison Ivy
37*	White Oak	<i>Quercus alba</i>	44	Good
38*	White Oak	<i>Quercus alba</i>	54	Good
39*	Red Oak	<i>Quercus rubra</i>	57	Good
40*	Hickory	<i>Carya sp.</i>	27	Good
41*	White Oak	<i>Quercus alba</i>	56	Good
42*	Black Gum	<i>Nyssa sylvatica</i>	28	Good
43*	Black Gum	<i>Nyssa sylvatica</i>	24	Poor
44*	Red Oak	<i>Quercus rubra</i>	39	Fair
45	Tag Not Used			
46	Tag Not Used			
47	Red Maple	<i>Acer rubrum</i>	21	Good
48*	Red Maple	<i>Acer rubrum</i>	28	Good
49*	Red Maple	<i>Acer rubrum</i>	24	Good
50*	Red Maple	<i>Acer rubrum</i>	32	Good
51	Tag Not Used			
52*	Red Maple	<i>Acer rubrum</i>	24	Good
53	Red Maple	<i>Acer rubrum</i>	23	Good
54*	Red Maple	<i>Acer rubrum</i>	28	Good
55	Red Maple	<i>Acer rubrum</i>	19	Good
56*	Red Maple	<i>Acer rubrum</i>	24	Fair
57	Red Maple	<i>Acer rubrum</i>	19	Good
58	Red Maple	<i>Acer rubrum</i>	16	Fair
59	Red Maple	<i>Acer rubrum</i>	22	Fair
60	Red Maple	<i>Acer rubrum</i>	18	Fair
61	Red Maple	<i>Acer rubrum</i>	18	Fair
62	Red Maple	<i>Acer rubrum</i>	22	Fair
63*	Red Maple	<i>Acer rubrum</i>	26	Fair
64	Red Maple	<i>Acer rubrum</i>	16	Fair
65	Red Maple	<i>Acer rubrum</i>	22	Fair
66	Red Maple	<i>Acer rubrum</i>	15.14	Fair, Twin Stem
67	Red Maple	<i>Acer rubrum</i>	21	Fair
68	White Ash	<i>Fraxinus americana</i>	21	Fair
69*	Sycamore	<i>Platanus occidentalis</i>	31	Good
70	Red Maple	<i>Acer rubrum</i>	11	Good
71	Red Maple	<i>Acer rubrum</i>	10	Good
72	Red Maple	<i>Acer rubrum</i>	10	Good
73	Red Maple	<i>Acer rubrum</i>	10	Good
74	Red Maple	<i>Acer rubrum</i>	11	Good
75	Pin Oak	<i>Quercus palustris</i>	12	Good
76	Red Maple	<i>Acer rubrum</i>	10	Good
77	Pin Oak	<i>Quercus palustris</i>	11	Fair
78	Red Maple	<i>Acer rubrum</i>	9	Good
79	Pin Oak	<i>Quercus palustris</i>	9	Fair
80	Red Maple	<i>Acer rubrum</i>	8	Good
81*	Red Oak	<i>Quercus rubra</i>	45	Good
82	Red Maple	<i>Acer rubrum</i>	9	Good
83*	Red Oak	<i>Quercus rubra</i>	52	Good
84	Red Oak	<i>Quercus rubra</i>	9	Good
85	Pin Oak	<i>Quercus palustris</i>	12	Good
86*	Black Gum	<i>Nyssa sylvatica</i>	34	Good
87*	Black Gum	<i>Nyssa sylvatica</i>	29	Good
88	Red Maple	<i>Acer rubrum</i>	9	Good
89	Red Maple	<i>Acer rubrum</i>	9	Good
90*	White Oak	<i>Quercus alba</i>	43	Good
91*	Black Gum	<i>Nyssa sylvatica</i>	26	Good
92*	Black Gum	<i>Nyssa sylvatica</i>	27	Good
93*	White Oak	<i>Quercus alba</i>	27	Good
94*	Black Gum	<i>Nyssa sylvatica</i>	37	Good
95	Black Gum	<i>Nyssa sylvatica</i>	21	Good
96	Sycamore	<i>Platanus occidentalis</i>	13	Good
97	Pin Oak	<i>Quercus palustris</i>	7	Good
98*	Black Gum	<i>Nyssa sylvatica</i>	35	Good
99*	Black Gum	<i>Nyssa sylvatica</i>	30	Good, Engl. Ivy
100*	Black Gum	<i>Nyssa sylvatica</i>	26	Good
101*	Black Gum	<i>Nyssa sylvatica</i>	34	Good
102*	White Oak	<i>Quercus alba</i>	28	Fair
103*	White Oak	<i>Quercus alba</i>	31	Good
104*	White Oak	<i>Quercus alba</i>	39	Good
105*	Black Gum	<i>Nyssa sylvatica</i>	29	Good
106*	Black Gum	<i>Nyssa sylvatica</i>	28	Good
107*	White Oak	<i>Quercus alba</i>	44	Good
108	Sycamore	<i>Platanus occidentalis</i>	10	Good
109	Black Gum	<i>Nyssa sylvatica</i>	22	Good
110*	Red Oak	<i>Quercus rubra</i>	45	Good
111*	White Oak	<i>Quercus alba</i>	33	Good
149*	White Oak	<i>Quercus alba</i>	38	Good
150*	White Oak	<i>Quercus alba</i>	34	Good
151*	White Oak	<i>Quercus alba</i>	35	Good
152*	Pin Oak	<i>Quercus palustris</i>	42	Fair
153*	White Oak	<i>Quercus alba</i>	36	Good
154	Red Oak	<i>Quercus rubra</i>	21	Good
155	Tag Not Used			
156*	White Oak	<i>Quercus alba</i>	25	Fair
157*	Red Oak	<i>Quercus rubra</i>	34	Good
158*	Red Oak	<i>Quercus rubra</i>	29	Poor
159*	Red Oak	<i>Quercus rubra</i>	27	Good
160	Red Oak	<i>Quercus rubra</i>	18	Poor
161*	Red Oak	<i>Quercus rubra</i>	24	Poor, In Concrete
162*	Red Oak	<i>Quercus rubra</i>	30	Fair
163	Pin Oak	<i>Quercus palustris</i>	23	Fair, In Concrete



LEGEND

DESCRIPTION	SYMBOL
BOUNDARY	---
CABLE/ELECTRIC/TELEPHONE MANHOLE	○
CABLE/ELECTRIC/TELEPHONE VAULT	□
SIGN (SINGLE POST/DOUBLE POST)	○
OVERHEAD UTILITY LINE & POLE W/ GUY WIRE	—○—
LIGHT POST	○
FIRE HYDRANT	○
SEWER LINE WITH SEWER MANHOLE/CLEAN OUT	—○—
STORM DRAIN LINE WITH STORM DRAIN MANHOLE / INLET	—○—
WATER LINE WITH WATER MANHOLE / METER / VALVE	—○—
FENCE (WOOD/CHAIN LINK)	—○—
RETAINING WALL	—○—
EX. BUILDING	□
GRAVEL	□
PAVEMENT (ASHPALT)	□
EXISTING DRAINAGE	---
STREAM VALLEY BUFFER (100')	SVB
NON-TIDAL WETLANDS BOUNDARY	WL
25' NON-TIDAL WETLANDS BUFFER	WB
100 YEAR FLOODPLAIN LIMITS	FP
25' FLOODPLAIN BUFFER (BRL)	FPB
WATERS OF THE US	—○—
SPECIMEN TREE WITH CRITICAL ROOT ZONE	○
SOILS BOUNDARY / SOIL LABEL	AdB2 C1
Slopes 25% and greater	—○—

MATCHLINE SHEET 3 OF 4

MATCHLINE SHEET 3 OF 4

NATURAL RESOURCE INVENTORY

MONTGOMERY COUNTY FAIR GROUNDS

LS Loideman Soltesz Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067
www.LSAssociates.net

MISS UTILITY NOTE

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NO.	REVISIONS	BY	DATE
1	REVISED PER COMMENTS DATED 11/20/2011 AND 1/6/2011 - FOR SIGNATURE	JAG	1/10/2011
1	REVISED PER COMMENTS DATED 10/22/2010	JAG	12/28/2010

DATE: SEPTEMBER 2010 CAD STANDARDS VERSION: V8 - 2000
DESIGNED: JAG TECHNICIAN: JAG CHECKED: KBB

OWNER/DEVELOPER/APPLICANT

MONTGOMERY COUNTY AGRICULTURAL CENTER, INC.
16 CHESTNUT STREET
GAITHERSBURG, MARYLAND
PHONE # 301-928-3100
FAX # 301-928-1532
CONTACT NAME: MARTIN E. SVRCEK

COPYRIGHT ADD THE MAP PEOPLE
PERMITTED USE NUMBER 21001000
MAP 19 19 010 08-08
TAX MAP ZONING CATEGORY:
FT 42 RA, I1
WSSC 200' SHEET XXXX
224W10
SITE DATUM XXXX
HORIZONTAL: _____
VERTICAL: _____

JON GRIFFITHS
QUALIFIED FOREST PROFESSIONAL
[Signature]
MARYLAND FOREST CONSERVATION ACT 1991

LS

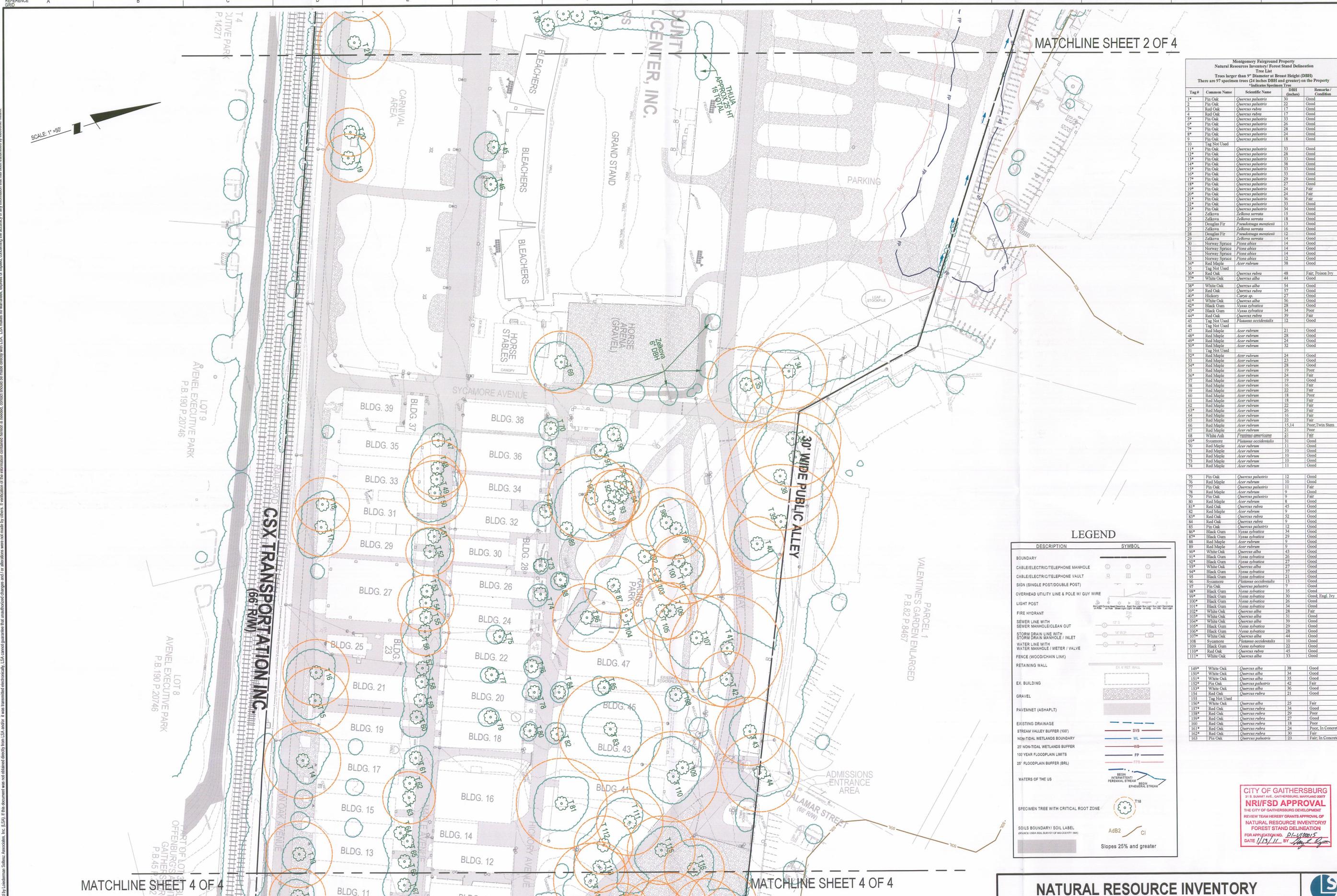
1" = 50'

SHEET 2 OF 4

PROJECT NO. 3127-00-00

GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

F:\31270000\ENGINEER\ENR\NR\FSD02.dwg Scale=50.0000 11/10/11 In: User=mgmsalves PLT:drv\Las_Skt.plt Pen:ht\TEXT_SUB.TBt 1/7/2011 10:46:10 AM



MATCHLINE SHEET 2 OF 4

Montgomery Fairground Property
Natural Resource Inventory / Forest Stand Delineation
Tree List
Trees larger than 9" Diameter at Breast Height (DBH)
There are 97 specimen trees (24 inches DBH and greater) on the Property
*Indicates Specimen Tree

Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
1*	Pin Oak	<i>Quercus palustris</i>	30	Good
2	Pin Oak	<i>Quercus palustris</i>	22	Good
3	Red Oak	<i>Quercus rubra</i>	17	Good
4	Red Oak	<i>Quercus rubra</i>	17	Good
5*	Pin Oak	<i>Quercus palustris</i>	13	Good
6*	Pin Oak	<i>Quercus palustris</i>	26	Good
7*	Pin Oak	<i>Quercus palustris</i>	28	Good
8*	Pin Oak	<i>Quercus palustris</i>	24	Good
9	Pin Oak	<i>Quercus palustris</i>	18	Good
10	Tag Not Used			
11*	Pin Oak	<i>Quercus palustris</i>	33	Good
12*	Pin Oak	<i>Quercus palustris</i>	28	Good
13*	Pin Oak	<i>Quercus palustris</i>	33	Good
14*	Pin Oak	<i>Quercus palustris</i>	38	Good
15*	Pin Oak	<i>Quercus palustris</i>	33	Good
16*	Pin Oak	<i>Quercus palustris</i>	33	Good
17*	Pin Oak	<i>Quercus palustris</i>	29	Good
18*	Pin Oak	<i>Quercus palustris</i>	27	Good
19*	Pin Oak	<i>Quercus palustris</i>	24	Fair
20*	Pin Oak	<i>Quercus palustris</i>	24	Fair
21*	Pin Oak	<i>Quercus palustris</i>	36	Fair
22*	Pin Oak	<i>Quercus palustris</i>	33	Good
23*	Pin Oak	<i>Quercus palustris</i>	34	Good
24	Zelkova	<i>Zelkova serrata</i>	15	Good
25	Zelkova	<i>Zelkova serrata</i>	18	Good
26	Douglas Fir	<i>Pseudotsuga menziesii</i>	13	Good
27	Zelkova	<i>Zelkova serrata</i>	16	Good
28	Douglas Fir	<i>Pseudotsuga menziesii</i>	12	Good
29	Zelkova	<i>Zelkova serrata</i>	14	Good
30	Norway Spruce	<i>Picea abies</i>	14	Good
31	Norway Spruce	<i>Picea abies</i>	14	Good
32	Norway Spruce	<i>Picea abies</i>	14	Good
33	Norway Spruce	<i>Picea abies</i>	12	Good
34*	Red Maple	<i>Acer rubrum</i>	38	Good
35	Tag Not Used			
36*	Red Oak	<i>Quercus rubra</i>	48	Fair, Poison Ivy
37*	White Oak	<i>Quercus alba</i>	44	Good
38*	White Oak	<i>Quercus alba</i>	54	Good
39*	Red Oak	<i>Quercus rubra</i>	57	Good
40*	Hickory	<i>Carya sp.</i>	27	Good
41*	White Oak	<i>Quercus alba</i>	56	Good
42*	Black Gum	<i>Nyssa sylvatica</i>	28	Good
43*	Black Gum	<i>Nyssa sylvatica</i>	34	Fair
44*	Red Oak	<i>Quercus rubra</i>	39	Fair
45	Tag Not Used			
46	Tag Not Used			
47	Red Maple	<i>Acer rubrum</i>	21	Good
48*	Red Maple	<i>Acer rubrum</i>	28	Good
49*	Red Maple	<i>Acer rubrum</i>	24	Good
50*	Red Maple	<i>Acer rubrum</i>	32	Good
51	Tag Not Used			
52*	Red Maple	<i>Acer rubrum</i>	24	Good
53	Red Maple	<i>Acer rubrum</i>	23	Good
54*	Red Maple	<i>Acer rubrum</i>	28	Good
55	Red Maple	<i>Acer rubrum</i>	19	Poor
56*	Red Maple	<i>Acer rubrum</i>	24	Fair
57	Red Maple	<i>Acer rubrum</i>	19	Good
58	Red Maple	<i>Acer rubrum</i>	16	Fair
59	Red Maple	<i>Acer rubrum</i>	22	Fair
60	Red Maple	<i>Acer rubrum</i>	18	Poor
61	Red Maple	<i>Acer rubrum</i>	18	Fair
62	Red Maple	<i>Acer rubrum</i>	22	Fair
63*	Red Maple	<i>Acer rubrum</i>	26	Fair
64	Red Maple	<i>Acer rubrum</i>	16	Fair
65	Red Maple	<i>Acer rubrum</i>	22	Fair
66	Red Maple	<i>Acer rubrum</i>	21	Poor, Twin Stem
67	Red Maple	<i>Acer rubrum</i>	21	Poor
68	White Ash	<i>Fraxinus americana</i>	21	Fair
69*	Sycamore	<i>Platanus occidentalis</i>	31	Good
70	Red Maple	<i>Acer rubrum</i>	11	Good
71	Red Maple	<i>Acer rubrum</i>	10	Good
72	Red Maple	<i>Acer rubrum</i>	10	Good
73	Red Maple	<i>Acer rubrum</i>	10	Good
74	Red Maple	<i>Acer rubrum</i>	11	Good
75	Pin Oak	<i>Quercus palustris</i>	12	Good
76	Red Maple	<i>Acer rubrum</i>	10	Good
77	Pin Oak	<i>Quercus palustris</i>	11	Fair
78	Red Maple	<i>Acer rubrum</i>	9	Good
79	Pin Oak	<i>Quercus palustris</i>	9	Fair
80	Red Maple	<i>Acer rubrum</i>	9	Good
81*	Red Oak	<i>Quercus rubra</i>	45	Good
82	Red Maple	<i>Acer rubrum</i>	9	Good
83*	Red Oak	<i>Quercus rubra</i>	52	Good
84	Red Oak	<i>Quercus rubra</i>	9	Good
85	Pin Oak	<i>Quercus palustris</i>	12	Good
86*	Black Gum	<i>Nyssa sylvatica</i>	24	Good
87*	Black Gum	<i>Nyssa sylvatica</i>	29	Good
88	Red Maple	<i>Acer rubrum</i>	9	Good
89	Red Maple	<i>Acer rubrum</i>	9	Good
90*	White Oak	<i>Quercus alba</i>	43	Good
91*	Black Gum	<i>Nyssa sylvatica</i>	26	Good
92*	Black Gum	<i>Nyssa sylvatica</i>	27	Good
93*	White Oak	<i>Quercus alba</i>	29	Good
94*	Black Gum	<i>Nyssa sylvatica</i>	37	Good
95	Black Gum	<i>Nyssa sylvatica</i>	21	Good
96	Sycamore	<i>Platanus occidentalis</i>	13	Good
97	Pin Oak	<i>Quercus palustris</i>	7	Good
98*	Black Gum	<i>Nyssa sylvatica</i>	35	Good
99*	Black Gum	<i>Nyssa sylvatica</i>	30	Good, Engl. Ivy
100*	Black Gum	<i>Nyssa sylvatica</i>	26	Good
101*	Black Gum	<i>Nyssa sylvatica</i>	34	Good
102*	White Oak	<i>Quercus alba</i>	28	Fair
103*	White Oak	<i>Quercus alba</i>	31	Good
104*	White Oak	<i>Quercus alba</i>	39	Good
105*	Black Gum	<i>Nyssa sylvatica</i>	29	Good
106*	Black Gum	<i>Nyssa sylvatica</i>	28	Good
107*	White Oak	<i>Quercus alba</i>	44	Good
108	Sycamore	<i>Platanus occidentalis</i>	10	Good
109	Black Gum	<i>Nyssa sylvatica</i>	23	Good
110*	Red Oak	<i>Quercus rubra</i>	45	Good
111*	White Oak	<i>Quercus alba</i>	33	Good
149*	White Oak	<i>Quercus alba</i>	38	Good
150*	White Oak	<i>Quercus alba</i>	34	Good
151*	White Oak	<i>Quercus alba</i>	35	Good
152*	Pin Oak	<i>Quercus palustris</i>	42	Fair
153*	White Oak	<i>Quercus alba</i>	36	Good
154	Red Oak	<i>Quercus rubra</i>	21	Good
155	Tag Not Used			
156*	White Oak	<i>Quercus alba</i>	25	Fair
157*	Red Oak	<i>Quercus rubra</i>	34	Good
158*	Red Oak	<i>Quercus rubra</i>	29	Poor
159*	Red Oak	<i>Quercus rubra</i>	27	Good
160	Red Oak	<i>Quercus rubra</i>	18	Poor
161*	Red Oak	<i>Quercus rubra</i>	24	Fair, In Concrete
162*	Red Oak	<i>Quercus rubra</i>	30	Fair
163	Pin Oak	<i>Quercus palustris</i>	23	Fair, In Concrete

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY	[Symbol]
CABLE/ELECTRIC/TELEPHONE MANHOLE	[Symbol]
CABLE/ELECTRIC/TELEPHONE VAULT	[Symbol]
SIGN (SINGLE POST/DOUBLE POST)	[Symbol]
OVERHEAD UTILITY LINE & POLE W/ GUY WIRE	[Symbol]
LIGHT POST	[Symbol]
FIRE HYDRANT	[Symbol]
SEWER LINE WITH SEWER MANHOLE/CLEAN OUT	[Symbol]
STORM DRAIN LINE WITH STORM DRAIN MANHOLE / INLET	[Symbol]
WATER LINE WITH WATER MANHOLE / METER / VALVE	[Symbol]
FENCE (WOOD/CHAIN LINK)	[Symbol]
RETAINING WALL	[Symbol]
EX. BUILDING	[Symbol]
GRAVEL	[Symbol]
PAVEMENT (ASHPALT)	[Symbol]
EXISTING DRAINAGE	[Symbol]
STREAM VALLEY BUFFER (100')	[Symbol]
NON-TIDAL WETLANDS BOUNDARY	[Symbol]
25' NON-TIDAL WETLANDS BUFFER	[Symbol]
100' YEAR FLOODPLAIN LIMITS	[Symbol]
25' FLOODPLAIN BUFFER (BRL)	[Symbol]
WATERS OF THE US	[Symbol]
SPECIMEN TREE WITH CRITICAL ROOT ZONE	[Symbol]
SOILS BOUNDARY / SOIL LABEL	[Symbol]

149*	White Oak	<i>Quercus alba</i>	38	Good
150*	White Oak	<i>Quercus alba</i>	34	Good
151*	White Oak	<i>Quercus alba</i>	35	Good
152*	Pin Oak	<i>Quercus palustris</i>	42	Fair
153*	White Oak	<i>Quercus alba</i>	36	Good
154	Red Oak	<i>Quercus rubra</i>	21	Good
155	Tag Not Used			
156*	White Oak	<i>Quercus alba</i>	25	Fair
157*	Red Oak	<i>Quercus rubra</i>	34	Good
158*	Red Oak	<i>Quercus rubra</i>	29	Poor
159*	Red Oak	<i>Quercus rubra</i>	27	Good
160	Red Oak	<i>Quercus rubra</i>	18	Poor
161*	Red Oak	<i>Quercus rubra</i>	24	Fair, In Concrete
162*	Red Oak	<i>Quercus rubra</i>	30	Fair
163	Pin Oak	<i>Quercus palustris</i>	23	Fair, In Concrete

CITY OF GAITHERSBURG
31 S. SHAWNT AVE., GAITHERSBURG, MARYLAND 20877
NR/IFSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT
REVIEW TEAM HEREBY GRANTS APPROVAL OF
NATURAL RESOURCE INVENTORY
FOREST STAND DELINEATION
FOR APPLICATION NO. **DI-VI0015**
DATE **1/15/11** BY **[Signature]**

MATCHLINE SHEET 4 OF 4

MATCHLINE SHEET 4 OF 4

NATURAL RESOURCE INVENTORY

MONTGOMERY COUNTY FAIR GROUNDS

LS Loiderman Soltesz Associates, Inc.
Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

NO.	REVISIONS	BY	DATE
2	REVISED PER COMMENTS DATED 1/3/2011 AND 1/8/2011 - FOR SIGNATURE	JAG	1/10/2011
1	REVISED PER COMMENTS DATED 10/5/2010	JAG	12/29/2010

DATE: SEPTEMBER 2010
DESIGNED: JAG
CAD STANDARDS VERSION: V8 - 2000
TECHNICIAN: JAG
CHECKED: KBB

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT MISS UTILITY AT 1-800-367-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR IF 48 HOURS PRIOR TO THE START OF EXCAVATION, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
MONTGOMERY COUNTY AGRICULTURAL CENTER, INC.
16 CHESTNUT STREET
GAITHERSBURG, MARYLAND
PHONE # 301-928-3100
FAX # 301-928-1532
CONTACT NAME: MARTIN E. SVRCEK

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MAP	ZONING CATEGORY
19	CB, DB
TAX MAP	RA, I1
FEESHEET	XXXX
22ANN10	
SITE DATUM	XXXX
HORIZONTAL:	
VERTICAL:	

JON GRIFFITHS
QUALIFIED FOREST PROFESSIONAL
[Signature]
MARYLAND FOREST CONSERVATION ACT 1981

LS
GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND
PROJECT NO. 3127-00-00
SHEET 3 OF 4
DATE 1/15/11

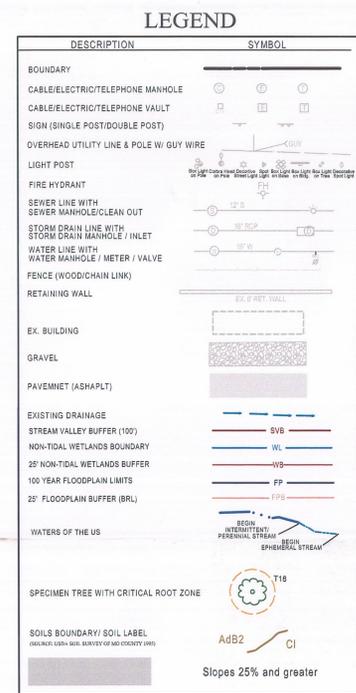
Montgomery Fairground Property Natural Resources Inventory Forest Stand Delineation Tree List				
Trees larger than 9" Diameter at Breast Height (DBH)				
There are 97 specimen trees 64 inches DBH and greater on the Property				
Tag #	Common Name	Scientific Name	DBH (inches)	Remarks / Condition
1*	Pin Oak	<i>Quercus palustris</i>	30	Good
2	Pin Oak	<i>Quercus palustris</i>	22	Good
3	Red Oak	<i>Quercus rubra</i>	17	Good
4	Red Oak	<i>Quercus rubra</i>	17	Good
5*	Pin Oak	<i>Quercus palustris</i>	33	Good
6*	Pin Oak	<i>Quercus palustris</i>	26	Good
7*	Pin Oak	<i>Quercus palustris</i>	28	Good
8*	Pin Oak	<i>Quercus palustris</i>	18	Good
9	Pin Oak	<i>Quercus palustris</i>	18	Good
10	Tag Not Used			
11*	Pin Oak	<i>Quercus palustris</i>	33	Good
12*	Pin Oak	<i>Quercus palustris</i>	28	Good
13*	Pin Oak	<i>Quercus palustris</i>	33	Good
14*	Pin Oak	<i>Quercus palustris</i>	38	Good
15*	Pin Oak	<i>Quercus palustris</i>	33	Good
16*	Pin Oak	<i>Quercus palustris</i>	33	Good
17*	Pin Oak	<i>Quercus palustris</i>	29	Good
18*	Pin Oak	<i>Quercus palustris</i>	27	Good
19*	Pin Oak	<i>Quercus palustris</i>	24	Fair
20*	Pin Oak	<i>Quercus palustris</i>	24	Fair
21*	Pin Oak	<i>Quercus palustris</i>	36	Fair
22*	Pin Oak	<i>Quercus palustris</i>	33	Good
23*	Pin Oak	<i>Quercus palustris</i>	34	Good
24	Zelkova	<i>Zelkova serrata</i>	15	Good
25	Zelkova	<i>Zelkova serrata</i>	18	Good
26	Juglans Fir	<i>Fraxinus montana</i>	13	Good
27	Zelkova	<i>Zelkova serrata</i>	16	Good
28	Juglans Fir	<i>Fraxinus montana</i>	12	Good
29	Zelkova	<i>Zelkova serrata</i>	14	Good
30	Norway Spruce	<i>Picea abies</i>	14	Good
31	Norway Spruce	<i>Picea abies</i>	14	Good
32	Norway Spruce	<i>Picea abies</i>	14	Good
33	Norway Spruce	<i>Picea abies</i>	12	Good
34*	Red Maple	<i>Acer rubrum</i>	38	Good
35	Tag Not Used			
36*	Red Oak	<i>Quercus rubra</i>	48	Fair, Poison Ivy
37*	White Oak	<i>Quercus alba</i>	44	Good
38*	White Oak	<i>Quercus alba</i>	54	Good
39*	Red Oak	<i>Quercus rubra</i>	57	Good
40*	Hickory	<i>Carya sp.</i>	27	Good
41*	White Oak	<i>Quercus alba</i>	56	Good
42*	Black Gum	<i>Nyssa sylvatica</i>	28	Good
43*	Black Gum	<i>Nyssa sylvatica</i>	34	Poor
44*	Red Oak	<i>Quercus rubra</i>	39	Fair
45	Tag Not Used			
46	Tag Not Used			
47	Red Maple	<i>Acer rubrum</i>	21	Good
48*	Red Maple	<i>Acer rubrum</i>	28	Good
49*	Red Maple	<i>Acer rubrum</i>	24	Good
50*	Red Maple	<i>Acer rubrum</i>	32	Good
51	Tag Not Used			
52*	Red Maple	<i>Acer rubrum</i>	24	Good
53	Red Maple	<i>Acer rubrum</i>	23	Good
54*	Red Maple	<i>Acer rubrum</i>	28	Good
55	Red Maple	<i>Acer rubrum</i>	19	Poor
56*	Red Maple	<i>Acer rubrum</i>	24	Fair
57	Red Maple	<i>Acer rubrum</i>	19	Good
58	Red Maple	<i>Acer rubrum</i>	16	Fair
59	Red Maple	<i>Acer rubrum</i>	22	Fair
60	Red Maple	<i>Acer rubrum</i>	18	Poor
61	Red Maple	<i>Acer rubrum</i>	23	Fair
62	Red Maple	<i>Acer rubrum</i>	22	Fair
63*	Red Maple	<i>Acer rubrum</i>	26	Fair
64	Red Maple	<i>Acer rubrum</i>	16	Fair
65	Red Maple	<i>Acer rubrum</i>	22	Fair
66	Red Maple	<i>Acer rubrum</i>	15,14	Poor/Twin Stem
67	Red Maple	<i>Acer rubrum</i>	21	Poor
68	White Ash	<i>Fraxinus americana</i>	21	Fair
69*	Sycamore	<i>Platanus occidentalis</i>	31	Good
70	Red Maple	<i>Acer rubrum</i>	11	Good
71	Red Maple	<i>Acer rubrum</i>	10	Good
72	Red Maple	<i>Acer rubrum</i>	10	Good
73	Red Maple	<i>Acer rubrum</i>	10	Good
74	Red Maple	<i>Acer rubrum</i>	11	Good
75	Pin Oak	<i>Quercus palustris</i>	12	Good
76	Red Maple	<i>Acer rubrum</i>	10	Good
77	Pin Oak	<i>Quercus palustris</i>	11	Fair
78	Red Maple	<i>Acer rubrum</i>	9	Good
79	Pin Oak	<i>Quercus palustris</i>	9	Fair
80	Red Maple	<i>Acer rubrum</i>	8	Good
81*	Red Oak	<i>Quercus rubra</i>	45	Good
82	Red Maple	<i>Acer rubrum</i>	9	Good
83*	Red Oak	<i>Quercus rubra</i>	52	Good
84	Red Oak	<i>Quercus rubra</i>	9	Good
85	Pin Oak	<i>Quercus palustris</i>	12	Good
86*	Black Gum	<i>Nyssa sylvatica</i>	34	Good
87*	Black Gum	<i>Nyssa sylvatica</i>	29	Good
88	Red Maple	<i>Acer rubrum</i>	9	Good
89	Red Maple	<i>Acer rubrum</i>	9	Good
90*	White Oak	<i>Quercus alba</i>	43	Good
91*	Black Gum	<i>Nyssa sylvatica</i>	26	Good
92*	Black Gum	<i>Nyssa sylvatica</i>	27	Good
93*	White Oak	<i>Quercus alba</i>	27	Good
94*	Black Gum	<i>Nyssa sylvatica</i>	37	Good
95	Black Gum	<i>Nyssa sylvatica</i>	21	Good
96	Sycamore	<i>Platanus occidentalis</i>	13	Good
97	Pin Oak	<i>Quercus palustris</i>	7	Good
98*	Black Gum	<i>Nyssa sylvatica</i>	35	Good
99*	Black Gum	<i>Nyssa sylvatica</i>	30	Good, Engl. Ivy
100*	Black Gum	<i>Nyssa sylvatica</i>	26	Good
101*	Black Gum	<i>Nyssa sylvatica</i>	34	Good
102*	White Oak	<i>Quercus alba</i>	28	Fair
103*	White Oak	<i>Quercus alba</i>	31	Good
104*	White Oak	<i>Quercus alba</i>	39	Good
105*	Black Gum	<i>Nyssa sylvatica</i>	29	Good
106*	Black Gum	<i>Nyssa sylvatica</i>	28	Good
107*	White Oak	<i>Quercus alba</i>	44	Good
108	Sycamore	<i>Platanus occidentalis</i>	10	Good
109	Black Gum	<i>Nyssa sylvatica</i>	22	Good
110*	Red Oak	<i>Quercus rubra</i>	45	Good
111*	White Oak	<i>Quercus alba</i>	33	Good
149*	White Oak	<i>Quercus alba</i>	38	Good
150*	White Oak	<i>Quercus alba</i>	34	Good
151*	White Oak	<i>Quercus alba</i>	35	Good
152*	Pin Oak	<i>Quercus palustris</i>	42	Fair
153*	White Oak	<i>Quercus alba</i>	36	Good
154	Red Oak	<i>Quercus rubra</i>	21	Good
155	Tag Not Used			
156*	White Oak	<i>Quercus alba</i>	25	Fair
157*	Red Oak	<i>Quercus rubra</i>	34	Good
158*	Red Oak	<i>Quercus rubra</i>	29	Poor
159*	Red Oak	<i>Quercus rubra</i>	27	Good
160	Red Oak	<i>Quercus rubra</i>	18	Poor
161*	Red Oak	<i>Quercus rubra</i>	24	Poor, In Concrete
162*	Red Oak	<i>Quercus rubra</i>	30	Fair
163	Pin Oak	<i>Quercus palustris</i>	23	Fair, In Concrete



DAVID SMITH'S SUBDIVISION
P.B. 175 P. 19594



CITY OF GAITHERSBURG
31 S. SUMMIT AVE., GAITHERSBURG, MARYLAND 20877
NRI/FSD APPROVAL
THE CITY OF GAITHERSBURG DEVELOPMENT
REVIEW TEAM HEREBY GRANTS APPROVAL OF
NATURAL RESOURCE INVENTORY/
FOREST STAND DELINEATION
FOR APPLICATION NO. **PI-118015**
DATE **4/23/12** BY *[Signature]*



NATURAL RESOURCE INVENTORY

MONTGOMERY COUNTY FAIR GROUNDS



SHEET **4**
OF **4**

L&S Associates, Inc.
Rockville
Lanham
Waldorf
Leonardtown

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
T. 301.948.2750 F. 301.948.9087

www.LSAsociates.net

NO.	REVISIONS	DATE
1	REVISED PER COMMENTS DATED 11/20/2011 AND 1/10/2011 - FOR SIGNATURE	JAG 1/10/2011
2	REVISED PER COMMENTS DATED 10/5/2010	JAG 1/22/2011

DATE: SEPTEMBER 2010
DESIGNED: JAG
CAD STANDARDS VERSION: V9 - 2009
TECHNICAL: JAG
CHECKED: KBB

MISS UTILITY NOTE
INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY COVERS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS USE, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT
MONTGOMERY COUNTY AGRICULTURAL CENTER INC.
16 CHESTNUT STREET
GAITHERSBURG, MARYLAND
PHONE # 301-926-3100
FAX # 301-926-1532
CONTACT NAME: MARTIN E. SVRCEK

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PERMITTED USE NUMBER 21001200

MAP	19	GRID	C8.D8
TAX MAP	FT 42	ZONING CATEGORY:	RA, I1
NSIC 200 SHEET		XXXX	
224N10		XXXX	
SITE DATUM		XXXX	
HORIZONTAL:			
VERTICAL:			

JON GRIFFITHS
REGISTERED PROFESSIONAL
[Signature]
MARYLAND FOREST CONSERVATION ACT 1991