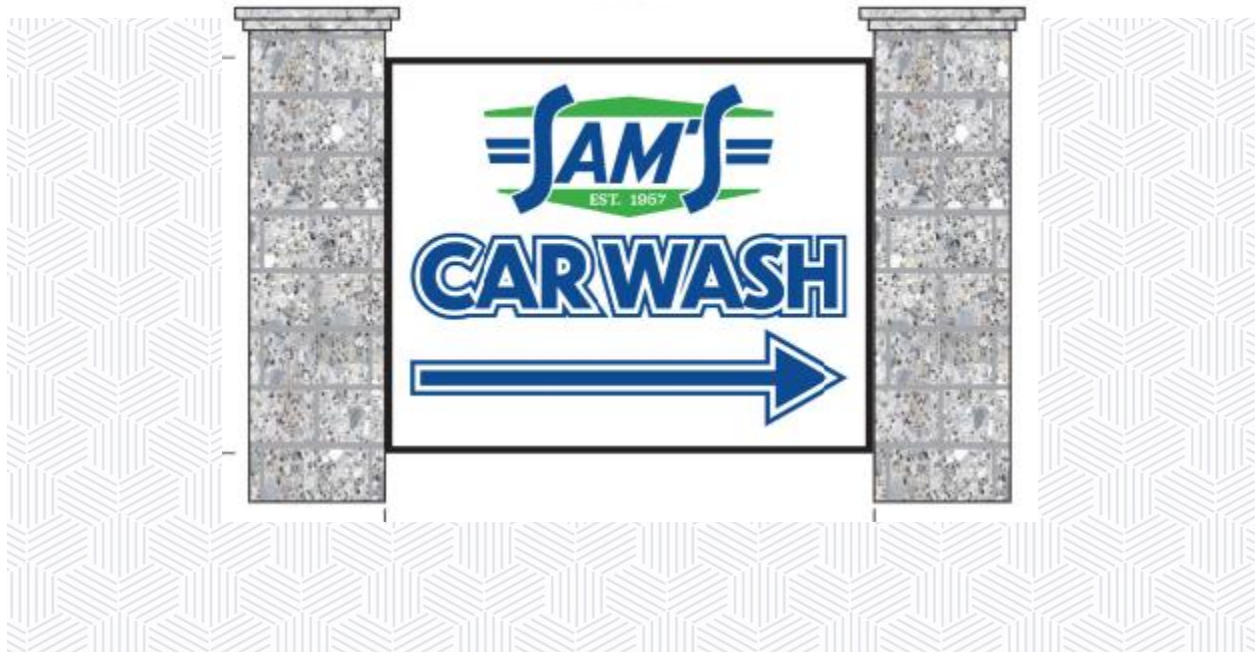


Montgomery Planning

## SAM'S CARWASH CONDITIONAL USE NO. CU202503



### Conditional Use Application

Sam's Carwash, Conditional Use Application No. CU202503– Request for Conditional Use approval to allow a Car Wash in the CRT-1.75, C-1.0, R-0.75, H-55 Zone, located at 26203 Ridge Road, Damascus.

COMPLETED: 3/13/2026

PLANNING BOARD HEARING DATE: 3/26/2026

MCB ITEM NO. 8

Montgomery County Planning Board  
2425 Reedie Drive, Floor 14 Wheaton MD 20902  
[Montgomeryplanning.org](http://Montgomeryplanning.org)

Exhibit 17

OZAH Case No: CU 25-03

## Planning Staff



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### LOCATION/ADDRESS

26203 Ridge Road, Damascus, MD 20872

### MASTER PLAN

2006 *Damascus Master Plan*

### ZONE

CRT-1.75, C-1.0, R-0.75, H-55

### PROPERTY SIZE

0.89 Acres

### APPLICANT

26203 Ridge, LLC

### ACCEPTANCE DATE

September 18, 2024

### REVIEW BASIS

Chapter 59

### HEARING EXAMINER PUBLIC HEARING

June 1, 2026

### Summary:

- Staff recommends approval of the Conditional Use with conditions and transmittal of comments to the Hearing Examiner for a hearing scheduled for June 1, 2026.
- Staff have not received any public correspondence as of the date of this Staff Report.
- No new Preliminary Plan or Preliminary Plan is required for this Application.

## TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS AND CONDITIONS .....	4
CONDITIONAL USE No. CU202503 .....	4
SECTION 2: NEIGHBORHOOD & SITE DESCRIPTION .....	6
VICINITY/NEIGHBORHOOD .....	6
PROPERTY DESCRIPTION.....	7
SECTION 3: PROJECT DESCRIPTION.....	8
PREVIOUS APPROVALS .....	8
PROPOSAL .....	8
SECTION 4: COMMUNITY CORRESPONDENCE .....	11
SECTION 5: FINDINGS.....	11
CONDITIONAL USE No. CU202503 .....	11
FOREST CONSERVATION .....	22
SECTION 6: CONCLUSION .....	22
ATTACHMENTS .....	22

## SECTION 1: RECOMMENDATIONS AND CONDITIONS

### CONDITIONAL USE NO. CU202503

Staff recommends approval of Sam's Car Wash, Conditional Use No. CU202503, for a Car Wash, subject to the following conditions:

1. The use is limited to a Car Wash under 59-3.5.13.B.
2. The hours of operation will be 7:30 am to 7:30 pm Monday through Saturday and 8:00 am to 6:00 pm on Sunday.
3. There will be a maximum of four (4) employees onsite at any given time.
4. Before issuance of any building permit or sediment control permit, whichever comes first, the Applicant must enter into a Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond or other form of surety, with the following provisions.
  - a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
  - b) The cost estimate must include *any/all aspects required for construction of a site element by the Planning Board on the conditional use plan such as sidewalks or other circulation, and any off-site improvements not bonded by other county agencies.*
  - c) Completion of all improvements covered by the surety will be followed by inspection and potential reduction of the surety.
  - d) The bond or surety for each item shall be clearly described within the Surety & Maintenance Agreement, including all relevant conditions.
5. The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Conditional Use Plan conformance and compliance. The pre-con must occur before any site development work commences and before any work covered by the surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS Staff. A copy of the approved Conditional Use Plan, along with any subsequent amendments, is required to be on-site at all times during construction.
6. Before approval to release any portion of the performance bond, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the fire access improvements have been constructed and installed per the recommendations from the Fire Department Access and Water Supply Section, and as shown on the approved MCDPS fire access plan, or as amended.
7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated March 6, 2026, and incorporates them as conditions of the Conditional Use Plan approval. The Applicant must comply with each recommendation in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Conditional Use Plan approval.

8. Before the first Use and Occupancy Permit is issued, the Applicant must satisfy MCDOT's requirements for access and improvements.
9. The Planning Board has reviewed and accepts the recommendations of the Maryland State Highway Administration ("MDOT SHA") in its letter dated July 17, 2025, and incorporates them as conditions of the Conditional Use Plan approval. The Applicant must comply with each recommendation in the letter, which may be amended by MDOT SHA if the amendment does not conflict with any other conditions of the Conditional Use Plan approval.
10. Before the issuance of access permits, the Applicant must satisfy the Maryland State Highway Administration's requirements for access and improvements.
11. The Applicant must provide the following dedication and show them on the record plat for the following existing road:
  - a. All land necessary to accommodate forty (40) feet from the existing pavement centerline along the Subject Property frontage for Ridge Road.
12. Before the issuance of the right-of-way permit or any building permit, the Applicant must pay to MCDOT the full construction cost of constructing an eight-foot-wide (8 ft) separated bike lane facility with a six-foot-wide (6 ft) street buffer, and for two (2) additional feet of concrete sidewalk pavement, in accordance with the Bicycle Master Plan and the Complete Streets Design Guide, in the amount of \$38,975.46, as calculated using the LATR Cost Estimation Tool for the engineer's cost estimate, and approved by Planning Staff and MCDOT.

## SECTION 2: NEIGHBORHOOD & SITE DESCRIPTION

### VICINITY/NEIGHBORHOOD

The Subject Property is located at 26203 Ridge Road, Damascus.

To determine the compatibility of the proposed use with the surrounding area, it is necessary to delineate the “surrounding neighborhood,” which is the area that will be most directly impacted by the proposed use. Once delineated, Staff must assess the character of the neighborhood and determine whether the impacts of the proposed conditional use will adversely affect that character.

Staff defines the surrounding neighborhood (“Neighborhood Boundary”) as properties adjoining, confronting, and along the same length of Ridge Road from the Weis shopping center north to the intersection of Ridge Road and Lewis Drive (Figure 1). The surrounding neighborhood is zoned CRT and is predominantly commercial.

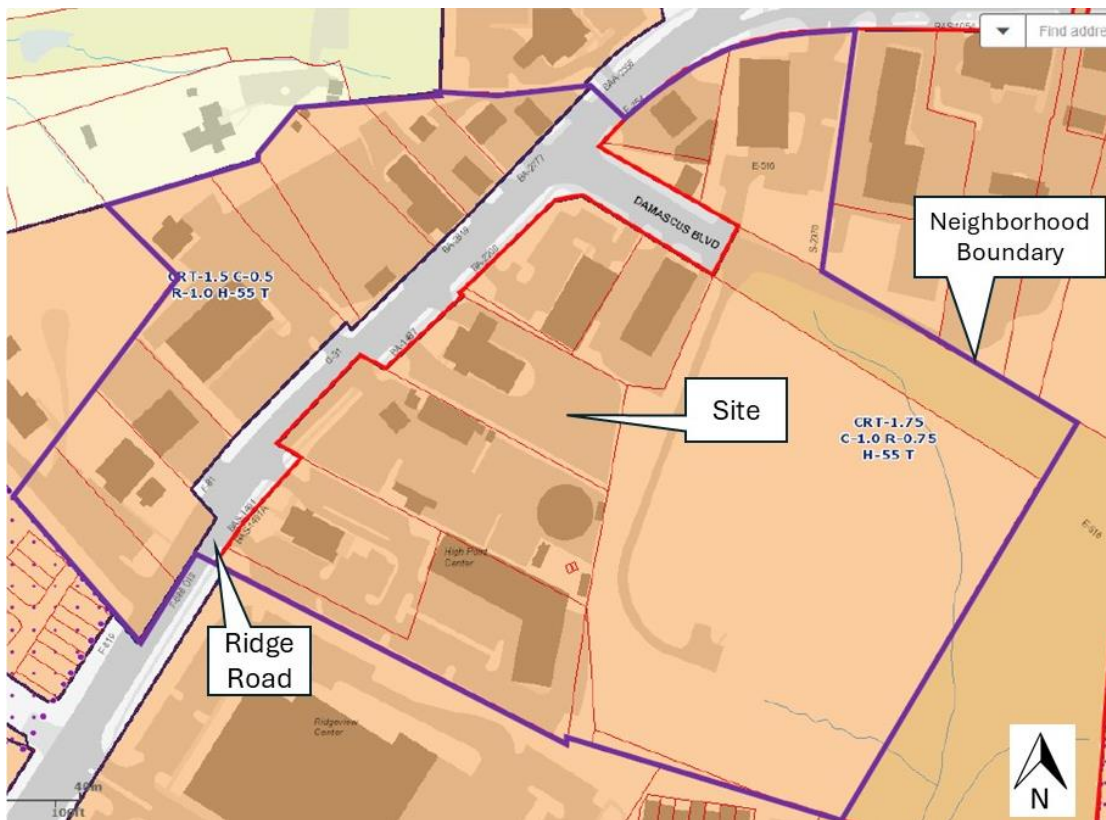


Figure 1: Vicinity Map with Staff-defined Neighborhood

Staff identified three existing, approved conditional use/special exceptions within the defined neighborhood: two gas stations and a drive-through restaurant (CBA-277, F-254, S-1491), respectively.

## PROPERTY DESCRIPTION

The Subject Property is located at 26203 Ridge Road (MD 27) in Damascus and is zoned CRT-1.75, C-1.0, R-0.75, H-55. The Subject Property is 38,900 square feet or 0.89 acres in size and is currently developed as a bank site. The property includes the existing bank building, drive-through, drive aisles, and associated parking. There is direct access to Ridge Road with two access points (Figure 2).



*Figure 2: Subject Property*

The Property does not contain any streams or stream buffers, wetlands or wetland buffers, 100-year floodplains, hydraulically adjacent steep slopes, or known occurrences of Rare, Threatened, and Endangered species. The Property drains to the Great Seneca Creek watershed. Great Seneca Creek is a State Use Class I-P stream. It is not within a Special Protection Area.

The Property fronts on Ridge Road, a state-owned and maintained Town Center Street with four travel lanes and a master planned right-of-way of 80 feet. Vehicular access into the Property is currently provided via two existing curb cuts along Ridge Road. Similarly, pedestrian access is provided via an existing six-foot concrete sidewalk separated from traffic by a six-foot-wide street buffer with trees. Currently, there are no bicycle facilities.

## SECTION 3: PROJECT DESCRIPTION

### PREVIOUS APPROVALS

The Subject Property has a previous Preliminary Plan No. 119790990 and is platted on Plat No. 124552 as Parcel “A”.

At the time of the Preliminary Plan approval, the Property was zoned C-2. Through the Master Plan process, the Property was rezoned to Mixed-Use Town Center Zone (MXTC) in 2006. In 2014, as part of the County-wide rezoning of non-residential properties, the Property was rezoned to Commercial/Residential Town (CRT-1.75, C-1.0, R-0.75, H-55T).

### PROPOSAL

The Applicant proposes a fully automated express car wash. Customers will drive up to the self-service pay stations, which are equipped with license plate recognition cameras and automatic gates for queuing. A customer service representative will greet and assist customers. Following payment, customers will be automatically queued as they circle around to enter the wash and exit in about 5 minutes. A loader will guide the customer onto the conveyor to transport the vehicles through the wash tunnel. After the wash is complete, customers can either exit the Property or use the self-service tools, such as vacuums, multipurpose cleaners, and towels. Customers who wish to use only vacuum services or exit without a car wash are routed around the car wash entrance to the exit drive aisle.

The Applicant proposes to partially raze the existing building to create two structures. About 1,007 square feet of the existing building, located at the front of the Property, will remain and provide office space for the Project. This space will also provide future potential retail uses as demand and opportunities permit (Figure 3). The second portion of the existing building will be expanded to the east to create a 4,028 square foot structure that will house the car wash. Along the northern side of the new car wash structure, there will be 18 vacuum and detailing stations (Figure 4).

As part of this Application, the vehicular access driveways will be reduced from two to one. The existing southern vehicular access will be modified to provide ingress and egress. The inbound lane will be widened to three lanes: two lanes leading to the pay stations and one bypass lane for authorized vehicles only. The pay stations are located approximately 172 feet from the Property line. There will be 18 parking spaces reserved for the vacuum/detailing stations and four employee parking spaces, as required by Section 6.2.4 of the Zoning Ordinance. In particular, the Zoning Ordinance requires a minimum of one parking space per employee, and there will be a maximum of four employees at any given time. Four additional spaces are also provided for customer usage.

The hours of operation will be 7:30 am to 7:30 pm Monday through Saturday and 8:00 am to 6:00 pm on Sunday.

The proposed landscaping, lighting, and signage all meet the Zoning Ordinance standards and are discussed in detail in Section 5 below.

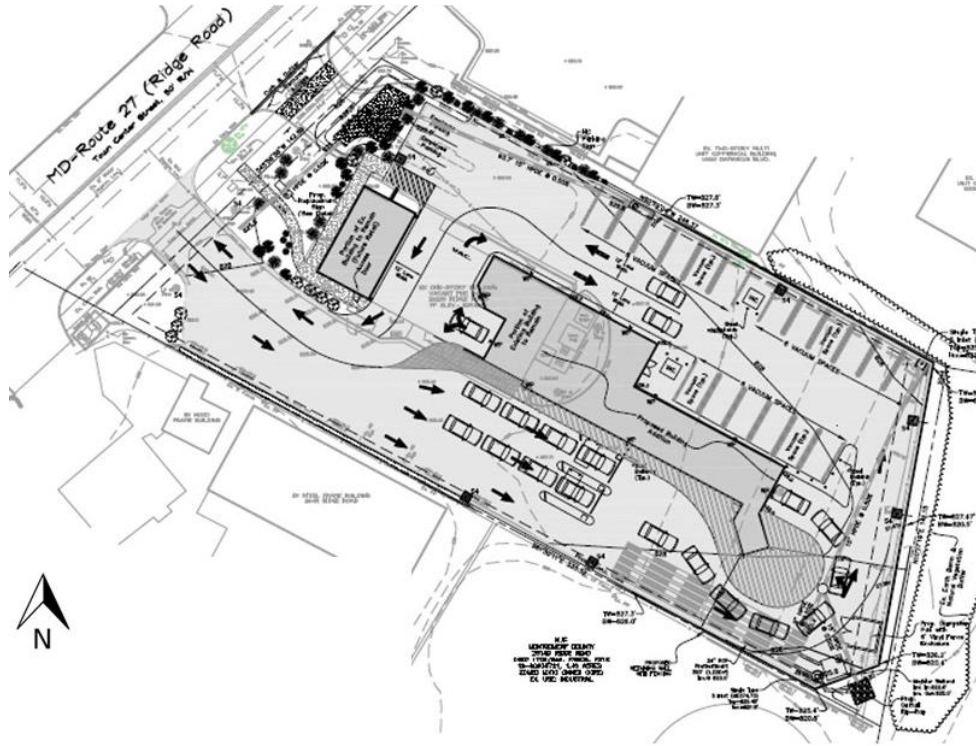


Figure 3: Proposed Site Layout

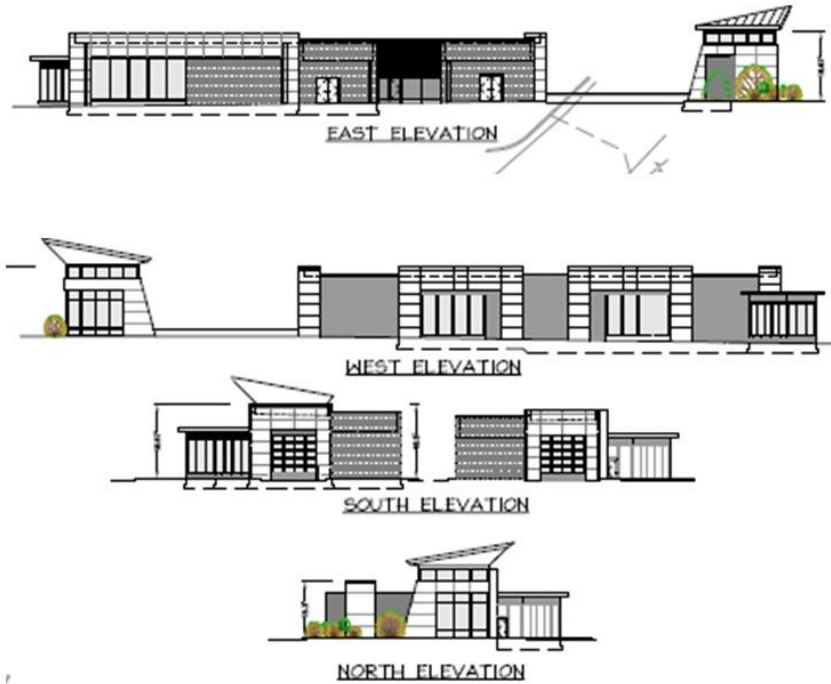


Figure 4: Proposed Project Elevations

## ENVIRONMENT AND CLIMATE

The Property is currently developed with a bank and associated parking. The proposed carwash will slightly reduce imperviousness and add landscaping and stormwater management. The proposed carwash will adaptively reuse a portion of the existing bank, which reduces the waste stream and the amount of building materials required to construct the carwash. This reduces the overall climate impact of the project.

## TRANSPORTATION

As part of this Application, the two existing curb cuts along Ridge Road will be consolidated into one single driveway, allowing vehicle ingress and egress to the Property. Additionally, the Applicant will make a financial contribution toward the future installation of an eight-foot-wide (8 ft) separated bike lane facility with a six-foot-wide (6 ft) buffer, and two (2) extra feet of concrete pavement for a future sidewalk upgrade (Figure 5).

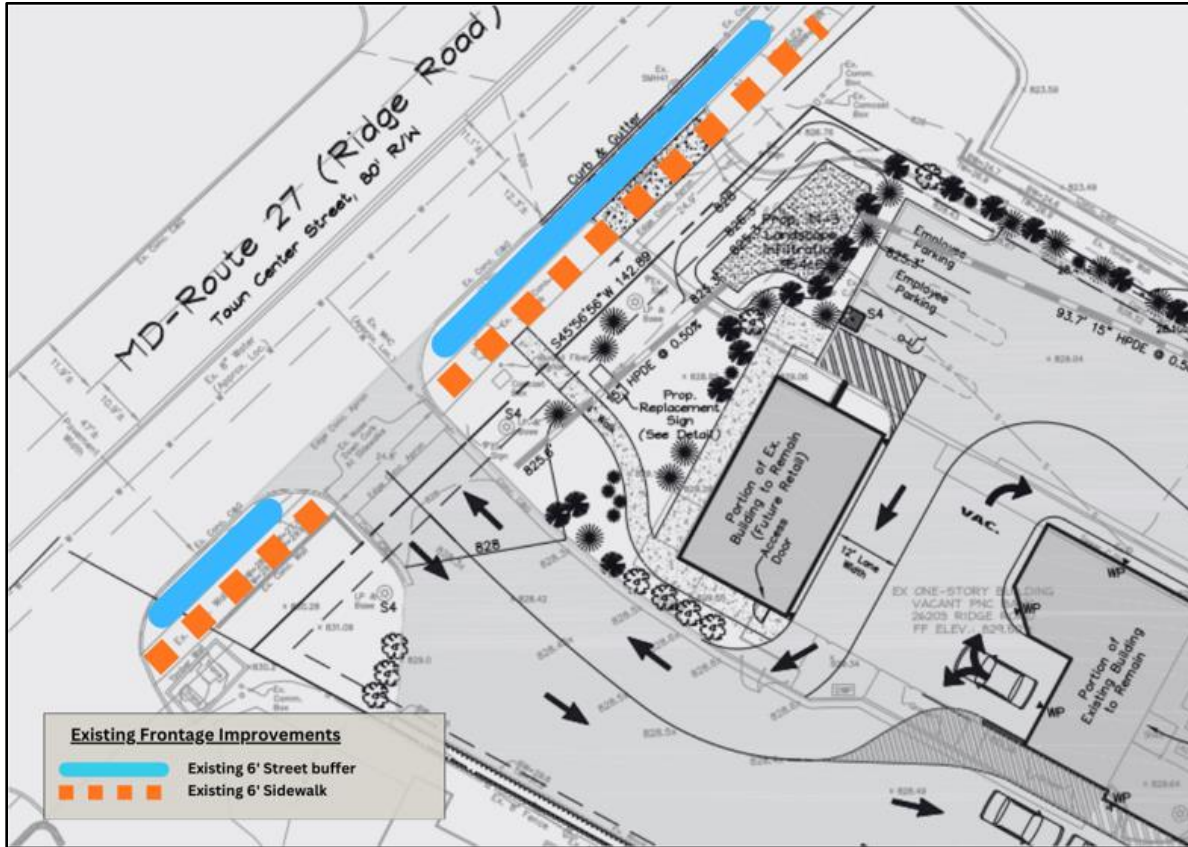


Figure 55: Proposed Access Point and Existing Frontage Improvements

## SECTION 4: COMMUNITY CORRESPONDENCE

As of the date of this Staff Report, Staff have not received any letters of correspondence from the community.

## SECTION 5: FINDINGS

### CONDITIONAL USE NO. CU202503

1. **Per Section 59-7.3.1.E., to approve a conditional use application, the Hearing Examiner must find that the proposed development:**
  - a) **satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended.**

The proposed Conditional Use will replace the existing bank building. The 1979 Preliminary Plan approval allowed for a commercial use in the C-2 zone and provided right-of-way dedication for the widening of Ridge Road. The proposed Conditional Use will continue the Property's commercial use.. The dedication of the right-of-way was completed at the time of the record plat. Therefore, the proposed car wash use will satisfy the previous conditions of the approved Preliminary Plan No. 119790990

**b) *satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6;***

**c) *Use Standards***

A Car Wash is allowed as a conditional use in the CRT Zone. It is defined in 59.3.5.13.B.1 as “any structure or land with mechanical or hand-operated facilities used for cleaning, washing, polishing, or waxing of motor vehicles”.

As a conditional use in the CRT zone, per 59.3.5.13. B.2 .b, the proposal must follow “all limited use standards and Section 7.3.1, Conditional Use”.

Article 59-3 provides the following specific use standards for a limited use.

**d) *When a Car Wash occupies a corner lot, driveways must be located a minimum of 20 feet from the intersection of the rights-of-way.***

*The Car Wash is not located on a corner lot.*

*i. Obstructions which adversely affect visibility at intersections or to the Car Wash driveways are prohibited.*

*There are no obstructions which adversely affect visibility at intersections or to the Car Wash driveways.*

*ii. All driveways must be perpendicular to the curb or street line.*

*The driveway is perpendicular to the curb and street line.*

*iii. Vehicle stacking space must be equivalent to 5 times the vehicle capacity of the automatic car wash or 3 times the vehicle capacity of the manual car wash bays. Vehicle stacking is sufficient*

*iv. The applicant must demonstrate that the vehicles using the Car Wash will not queue off-site.*

*The Applicant has demonstrated there is sufficient onsite que capacity and queuing will not take place offsite*

*v. Where the subject lot abuts or confronts a property zoned Residential that is vacant or improved with a residential use:*

*1. All buildings must be set back a minimum of 100 feet from the abutting residential lot line; and*

2. All parking and drive aisles for vehicles must be set back a minimum of 50 feet from the abutting residential lot line.

The subject lot does not abut or confront any property that is vacant or improved with a residential use. In addition, the property is not adjacent to a corner lot, and it will not adversely impact visibility at driveways and there is enough onsite queuing capacity.

i. **Development Standards**

Table 1: Development and Parking Standards CRT-1.75, C-1.0, R-0.75, H-55T Zone Standard Method

<b>Development Standard Section 59-4.5</b>	<b>Permitted/ Required</b>	<b>Proposed</b>
Minimum Lot Area	NA	38,900 SF
Minimum Lot Width at Front Building Line	NA	142 FT
Minimum Lot Width at Front Lot Line	NA	142 FT
Maximum Density - Commercial	1.0 FAR (38,900 sq ft)	.129 FAR (5,035 sq ft)
<b>Open Space</b>	10%	10.4% <sup>1</sup>
Maximum Lot Coverage	NA	11.2%
Minimum Front Setback	0 FT	30 FT
Minimum Side Setback	0 FT	45.6 FT
Minimum Sum of Side Setbacks	0 FT	78.1 FT
Minimum Rear Setback	0 FT	58.3 FT
Maximum Height	55 FT	30 FT
<b>Transparency, for Walls facing a Street or Open Space</b>		
Ground story, front (min)	40%	40%
Ground story, side/rear (min)	25%	25%
Upper story (min)	20%	NA
Blank wall, front (max)	35 FT	10 FT
Blank wall, side/rear (max)	35 FT	33 FT
<b>Vehicle Parking Requirement (Section 59-6.2.4.B)</b>		
Car Wash	1 per 1,000 GFA  (1/1000 GFA x 5,035 GFA)	7 Standard Spaces  1 ADA Van Space

<sup>1</sup> Existing elements are permitted to remain per Section 59-7.7.1 of the Zoning Ordinance.

<b>Development Standard Section 59-4.5</b>	<b>Permitted/ Required</b>	<b>Proposed</b>
	5 spaces	
<b>Bicycle Parking Spaces</b>	N/A	2
<b>Loading Spaces</b>	0	0
<b>Queuing Spaces</b>	3  (3 per drive-thru lane)	16

***Build to Area Requirement***

The CRT zone with a General Building type has a 35% Build to Area (BTA); however, in this instance, the Applicant is retaining the existing building at the front of the Property and will not be able to meet the BTA.

ii. ***General Requirements of Article 59-6***

***(1) General Access 59-6.1.3 and 6.1.4***

**(2)** The Subject Property will have vehicular access through a new entry point along Ridge Road. This new access point will provide ingress and egress to the Site. In addition to vehicular access, the existing six-foot-wide (6 ft) concrete sidewalk, buffered by a six-foot-wide street buffer (6 ft) will allow pedestrians to circulate safely throughout the area .

***(3) Parking, Queuing and Loading-59-6.2***

The Proposed Development is not subject to any loading design standards. Chapter 59, Section 6.2.8.3. of the Montgomery County Zoning Ordinance specifies that retail developments under 15,000 gross floor area (GFA) are not required to provide any loading spaces. The Project has a total Gross Floor Area of 5,035 square feet and, therefore, it is exempt from providing loading spaces.

Similarly, the Applicant is exempt from providing any bicycle parking spaces under Chapter 59, Section 6.2.4. of the Zoning Ordinance. However, the Applicant will provide two (2) bicycle parking spaces for visitors or employees of the Site.

The Applicant is subject to queuing design standards. Chapter 59, Section 6.2.7. of the Zoning Ordinance requires a minimum of three (3) queuing spaces for each drive-thru lane for any non-restaurant use. As the Proposed Development will have one (1) drive-thru lane, it is subject to this requirement. The Applicant satisfies this

requirement, as it will provide 16 queuing spaces without intruding on the driveway aisles, parking spaces, and pedestrian walkways.

The required number of vehicle parking spaces under the Zoning Ordinance are five (5) spaces. The Applicant will provide eight (8) vehicle parking spaces, one (1) of which will be an ADA Van accessible space. Therefore, all vehicle parking requirements are satisfied.

**(4) 59-6.3 Open Space**

The proposed development achieves the required 10% open space requirement per the CRT zone. .

**(5) Landscaping and Outdoor Lighting- 59-6.4**

**(6)** The proposed landscaping is adequate, given the nature of the proposed use, the site's characteristics , and the character of the surrounding area.

As required by Section 59-6.4.4.D, the photometric plans indicate that illumination at the lot line will not exceed 0.5 footcandles, excluding street lights within the right-of-way.

**(7) Screening-59-6.5**

The Subject Property is surrounded by CRT zoned properties, and none of the abutting properties are vacant or improved with an agricultural or residential use. Therefore, the screening requirements under 59-6.5 do not apply.

The Applicant has provided these proposed treatments along the Property's boundaries:

- The southern boundary line adjoining Montgomery County property has an existing block landscape wall with existing landscaping to remain. Additionally, the Applicant will install a four-foot-tall white vinyl fence along the top of the wall for safety and additional screening.
- Along the southern boundary line adjoining the water tower property, there is an existing offsite berm with existing vegetation, all of which will remain.
- Along the northern property line adjoining the retail/commercial property, there is existing vegetation along the southern portion, and the rest of that boundary will be planted with evergreen shrubs.
- The property line along the Ridge Road (MD 27) frontage will be planted as shown on the Conditional Use Plan.

The proposed screening is adequate, given the nature of the proposed use, the characteristics of the site, and the character of the surrounding area.

**(8) Signage-59-6.7**

The proposed signage, as shown on the Conditional Use Plan, meets the requirements of the Zoning Ordinance under section 59-6.7. The Signage is compatible with the surrounding area's character. The Applicant must obtain all required sign permits through the Department of Permitting Services (DPS).

**e) *substantially conforms with the recommendations of the applicable master plan;***

The Property is located within the Approved and Adopted 2006 *Damascus Master Plan* (Master Plan). The Property is located within the Town Center area, in which the Master Plan's major goal is to "provide opportunities for mixed-use development that enhances the ability to support more locally based retail and to provide a greater variety of housing." The Master Plan recommends that "commercial uses be concentrated with the historic core and near Main Street, while allowing a broad range of appropriate commercial, office, and residential and light industrial uses." Finally, the Master Plan seeks to protect views of Damascus's focal points, including the WSSC Water Tower.

The Project supports the Master Plan's recommendations by activating an abandoned bank property with a neighborhood-serving commercial use. The Project is complementary to the adjacent industrial County uses and provides a transition to other commercial and residential uses in the surrounding area. The Project also respects established views of the WSSC Water Tower by maintaining current building heights. For the reasons discussed herein, the proposed Conditional Use is in substantial conformance with the goals and recommendations of the Master Plan.

**f) *is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan;***

The Conditional Use will provide a community-serving use through the reuse of the existing building and construction of a new facility. The proposed site improvements will remove the existing drive-thru canopy decreasing the existing building's massing along Ridge Road. The razing of the drive-thru canopy will provide a larger view shed of the Damascus Water Tower. As such, the car wash will be compatible with the Surrounding

Neighborhood.

- g) will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity or scope of conditional uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;**

The Property is surrounded by CRT zoned properties. The nearest Residential Detached zone is located beyond the CRT-zoned properties confronting the Property across Ridge Road. The reuse of the existing structure and minimal modification to the façade will maintain the Property's character. As such, the proposed Conditional Use will not have any adverse effects on the character of the surrounding area. Furthermore, as described herein, the Conditional Use substantially conforms to the Master Plan's recommendations.

- h) will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:**

A preliminary plan of subdivision was approved in 1979 and does not need to be amended as part of this Application.

The Traffic Statement, submitted concurrently with this Report, demonstrates that the Conditional Use will have no net increase on peak hour traffic associated with the Project. Further details of the traffic analysis are below.

The Property is located within the water and sewer categories W-1 and S-1 and is consequently served by existing water and sewer. The Project will include a reclaim system with three 1,500 gallon tanks that will allow for the reclamation of 90% of the water used in the wash process. Electric, gas and telecommunications services will also be available. Other public facilities and services – including police stations, firehouses, and health care facilities – are currently operating in accordance with the Growth and Infrastructure Policy (GIP) and will continue to be sufficient.

### **(1) Transportation**

#### **Master-Planned Roadways and Bikeway**

The Property falls under the 2006 *Damascus Master Plan*. The Master Plan

envisioned several road widenings, but no new roads. Similarly, while the Master Plan proposed several bikeways, none are intended to run through Ridge Road along the Property's frontage. The 2018 *Bicycle Master Plan*, however, does identify separated bike lanes along the Ridge Road frontage. MDSHA, in consultation with MCDOT and Planning, has determined that the Applicant is not required to construct these facilities.

Instead, the Applicant will provide a fee-in-lieu of construction for a two-way separated lane facility buffered by a concrete low-profile monolithic barrier. The Applicant will make a financial contribution of \$38,975.46 to MCDOT, as referenced in MCDOT's letter dated March 6, 2026. This cost also includes the two additional feet of concrete pavement to widen the existing sidewalk facility, as discussed in the sections below.

The *Master Plan of Highways and Transitways* calls for a minimum of 80 feet of right-of-way for Ridge Road. As part of this Project, the Applicant is required to dedicate all land necessary to accommodate 40 feet of right-of-way from the existing pavement centerline along the Property frontage for Ridge Road.

#### ***Pedestrian Facilities***

There is an existing six-foot-wide (6 ft) concrete sidewalk separated from traffic by a six-foot-wide (6 ft) street buffer along Ridge Road, which is classified as a Town Center Street. The 2024 *Complete Streets Design Guide* calls for an eight-foot-wide (8 ft) sidewalk along Town Center Streets. As aforementioned, MDSHA, in consultation with MCDOT and Planning, has determined that the Applicant is not required to construct these facilities. Instead, a fee-in-lieu of construction will be paid to MCDOT.

#### ***Transit Service***

There is an existing Ride On bus stop along the opposite side of the Site's frontage, which provides service to the Shady Grove Metro Station.

#### ***Local Area Transportation Review***

The Proposed Development falls under the Damascus Policy Area, a Yellow Policy Area under the 2024-2028 *Growth and Infrastructure Policy*. Projects that generate fewer than 30 net new vehicle trips are exempt from providing a full Transportation Impact Study (TIS) that addresses the Local Area Transportation Review (LATR) Guidelines. The Proposed Development is expected to generate a net decrease of three (3) vehicle trips during the morning peak hours and four (4) trips during the

evening peak hours. As such, this Application falls under the 30 net new vehicle trips threshold, and it is exempt from further transportation adequacy analysis.

<b>Use</b>	<b>Quantity</b>	<b>AM ITE Vehicle Rates</b>	<b>PM ITE Vehicle Rates</b>	<b>AM Adjusted Policy Area Rates</b>	<b>PM Adjusted Policy Area Rates</b>
<i>Existing Drive-in Bank</i> ITE-912	3 drive-in lanes	25	81	25	81
<i>Proposed Car Wash</i> ITE-948 <sup>2</sup>	1 drive-in lane	22	78	22	78
<b>Net Change</b>				<b>-3</b>	<b>-4</b>

*Table 2: Trip Generation for the Proposed Use*

**(2) Schools**

This use is non-residential commercial and does not require school testing.

**(3) Other Public Facilities**

The Property is located within the water and sewer categories W-1 and S-1 and is serviced by existing water and sewer. Water and sewer needs are expected to be met by the Washington Suburban Sanitary Commission (“WSSC”) through connection to the existing water and sewer lines. Other utilities, public facilities and services, such as electric, telecommunications, police stations, firehouses, and health services, are currently operating within the standards set by the Growth and Infrastructure Policy in effect at the time the Application was submitted.

***i) will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:***

- i. the use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;***
- ii. traffic, noise, odors, dust, illumination, or a lack of parking; or***

---

<sup>2</sup> ITE does not provide an AM peak hour trip generation rate for car wash. Therefore, the Applicant collected its own traffic counts during September 10 – 12, 2024 to provide for the AM peak hour trip generation.

iii. ***the health, safety, or welfare of neighboring residents, residents, visitors, or employees.***

This finding requires consideration of the inherent and non-inherent adverse effects of the proposed use on nearby properties and the general neighborhood. Section 1.4.2 of the Zoning Ordinance defines inherent adverse effects as “adverse effects created by physical or operational characteristics of a conditional use necessarily associated with a particular use, regardless of its physical size or scale of operations.” Inherent adverse effects, alone, are not a sufficient basis for denial of a conditional use.

Non-inherent adverse effects are defined as “adverse effects created by physical or operational characteristics of a conditional use not necessarily associated with the particular use or created by an unusual characteristic of the site.” Non-inherent adverse effects are a sufficient basis to deny a conditional use, alone or in combination with inherent effects, if the adverse effect causes “undue” harm to the surrounding neighborhood. When analyzing whether impacts are inherent or non-inherent, Staff examines the size, scale, scope, light, noise, traffic and environmental effects of the proposed use.

Staff identified the following physical and operational characteristics necessarily associated with (i.e., inherent to) a Carwash:

1. Physical structures;
2. Traffic to and from the Property by employees and customers;
3. Noise associated with the use;
4. Potential for queuing vehicles on site;
5. Environmental impacts that may include fumes from idling vehicles and high water use.

As proposed, the project has addressed these inherent aspects by providing adequate onsite queuing, and the surrounding area is generally commercial.. None of the inherent characteristics at this location will cause any adverse effects.

In addition, Staff did not identify any non-inherent characteristics of the proposed use on this Property. It is an appropriately sized property for the proposed Car Wash use and is surrounded by other non-residential uses.

Accordingly, the proposed use will not cause undue harm to the neighborhood as a result of non-inherent adverse effects alone or the combination of inherent and non-inherent adverse effects.

2. ***Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.***

Not Applicable, the Property and all surrounding properties are zoned CRT, which is not a Residential Detached zone.

3. ***The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and is not sufficient to require conditional use approval.***

The proposed use does satisfy the requirements, but it is recognized that there is no presumption of approval.

4. ***In evaluating the compatibility of an agricultural conditional use with surrounding Agricultural or Rural Residential zoned land, the Hearing Examiner must consider that the impact does not necessarily need to be controlled as stringently as if it were abutting a Residential zone.***

The Application is not proposing an agricultural use; therefore, this provision is not applicable

5. ***The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use to serve the population in the general neighborhood, considering the present availability of identical or similar uses to that neighborhood:***

- a) ***Filling Station;***
- b) ***Light Vehicle Sales and Rental (Outdoor);***
- c) ***Swimming Pool (Community); and***
- d) ***the following Recreation and Entertainment Facility use: swimming pool, commercial.***

Not Applicable, as the proposed use is a Car Wash.

6. ***The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood:***

- a) ***Funeral Home; Undertaker;***
- b) ***Hotel, Motel;***
- c) ***Shooting Range (Outdoor);***

- d) **Drive-Thru;**
- e) **Landfill, Incinerator, or Transfer Station; and**
- f) **a Public Use Helipad, Heliport or a Public Use Helistop.**

Not Applicable, as the proposed use is a Car Wash.

---

## FOREST CONSERVATION

**All Forest Conservation Law, Chapter 22A requirements are satisfied.**

Chapter 22A - Forest Conservation Law is not applicable to this project because the Property is less than 40,000 square feet, the Property is not subject to a previously approved Forest Conservation Plan, and the Conditional Use proposal will not impact any champion tree as defined by the Montgomery County Forestry Board. There are no environmentally sensitive features on the Property, which is currently developed with a bank.

## SECTION 6: CONCLUSION

The proposed Conditional Use complies with the findings required for approval of a Car Wash, subject to the recommended conditions of approval. The proposed use substantially conforms with the goals and recommendations of the 2006 *Damascus Master Plan*, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval of the Conditional Use with conditions and transmittal of comments to the Hearing Examiner.

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## ATTACHMENTS

- Attachment A: Conditional Use Plan
- Attachment B: Agency Letters
- Attachment C: Subdivision Plat

# Attachment A: Conditional Use Plan

**GENERAL NOTES**

- 1) WATER CATEGORY - 1 SEWER CATEGORY - 1
- 2) BOUNDARY INFORMATION BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING, LLC DATED AUGUST, 2023.
- 3) TWO-FOOT CONTOUR DATA BASED ON A SURVEY CONDUCTED BY JNM ENGINEERING DATED AUGUST, 2023.
- 4) TOTAL PARCEL AREA: 38,900SF±, TAX ID 12-00R30906, PARCEL N819.
- 5) PROPERTY SHOWN ON TAX MAP FX43.
- 6) PROPERTY SHOWN ON HSSC 200' SHEET 237N410.
- 7) ONSITE SOILS CONSIST OF 9B, SEE SOILS TABLE ON THIS SHEET.
- 8) FLOOD ZONE "X" PER CURRENT F.E.M.A. FIRM MAP.
- 9) PROPERTY IS LOCATED WITHIN THE UPPER GREAT SENECA WATERSHED (USE I-P)
- 10) NO STREAMS, WETLANDS, OR THEIR ASSOCIATED BUFFERS ARE LOCATED ONSITE.
- 11) NO CULTURAL OR HISTORICAL FEATURES EXIST ONSITE BASED ON A SITE INSPECTION CONDUCTED BY JNM ENGINEERING.
- 12) THIS PROPERTY IS NOT LOCATED WITHIN AN SPA OR PMA.
- 13) THIS PROPERTY IS ZONED CRT-1.75, C-1.0, R-0.75, H-55T.

**SWM COMPUTATIONS**

TOTAL AREA OF SITE: 38,900SF (0.893 ACRES)  
 EXISTING ONSITE SOIL TYPE: 9  
 EXISTING IMPERVIOUS AREA: 34,757SF (0.798 ACRES)  
 IMPERVIOUS AREA: 89.3K (REDEVELOPMENT CRITERIA APPLIES)  
 USING REDEVELOPMENT CRITERIA, 50% OF THE EXISTING IMPERVIOUS AREA WITHIN THE LOD HAS TO BE TREATED FOR 1" OF RUNOFF. ALL ADDITIONAL IMPERVIOUS AREA ONSITE MUST MEET FULL STORMWATER MANAGEMENT.  
 PROPOSED SITE IMPERVIOUS: 34,976SF (0.80 ACRES)  
 NEW PROPOSED IMPERVIOUS AREAS: 2195F (0.05 ACRES)  
 EXISTING IMPERVIOUS AREA TO BE TREATED: 34,757SF / 2" = 17,378SF  
 WATER QUALITY REQUIRED: (17,378 (0.95)(0.12) = 1,375CF  
 TREATMENT FOR NEW IMPERVIOUS AREA: (2195(0.95)(2.6)/12 = 45CF  
 TOTAL ONSITE SWM OBLIGATION: 1,375CF + 45CF = 1,420CF

PROPOSED SWM:  
 A STORMCEPTOR WILL BE UTILIZED AS THE ONSITE SWM OBLIGATION ONLY REQUIRES WATER QUALITY. BY USING STORMCEPTOR MODEL STC 4501 THE SWM OBLIGATION OF 1,420CF CAN BE UTILIZED BY FILTERING THE WATER QUALITY DISCHARGE RATE OF 0.56CF/S (CALCULATED WATER QUALITY STORM RUNOFF USING APPENDIX D-10 IN MDE SWM MANUAL).

Op= q<sub>s</sub> x DA x Q<sub>a</sub> = 0.56CF/S  
 q<sub>s</sub> = 950 (TR-55 Exhibit 4-II)  
 DA = 0.45 Acres  
 Q<sub>a</sub> = 0.84 inches

**SITE LIGHTING NOTES**

1. SEE LIGHTING PLAN FOR PHOTOMETRICS AND LIGHTING TYPES.
2. EXISTING 14-FT LIGHT POSTS ALONG THE FRONTAGE OF THE PROPERTY TO REMAIN OR REPLACED WITH EQUIVALENT. EXISTING FIXTURES SHALL BE REPLACED PER THE LIGHTING PLAN OR EQUIVALENT.
3. EXISTING LIGHTING LOCATED ONSITE (INTERNAL TO SITE) SHALL BE POINTED DOWNWARD AND PARALLEL WITH EXISTING GRADE. MINOR ANGLE ADJUSTMENTS SHALL BE INTERIOR FACING TO AVOID LIGHT TRESPASS OR GLARE INTO/OVER ADJOINING PROPERTIES.
4. EXISTING PERIMETER LIGHTING WITH ADJUSTABLE ARMS SHALL BE INWARD FACING WITH NO MORE THAN A 45 DEGREE ANGLE. ALL ANGLE LIGHTING SHALL BE INTERIOR FACING.
5. GLARE SHALL NOT BE VISIBLE FROM ADJOINING PROPERTIES.
6. WALL MOUNT LIGHTING SHALL BE PARTIALLY SHIELDED TO ELIMINATE VERTICAL GLARE AND GLARE INTO ADJOINING PROPERTIES.
7. THE CONTRACTOR SHALL ENSURE ALL FINAL LIGHTING CONFORMS TO MONTGOMERY COUNTY CODE.

**SITE LANDSCAPING NOTES**

1. SITE LANDSCAPING SHALL BE PROVIDED ALONG THE PERIMETER AND FRONTAGE OF THE PROPERTY. LANDSCAPING SHALL INCLUDE THE FOLLOWING:
  - A. SOUTHERN BOUNDARY LINE ADJOINING MONTGOMERY COUNTY PROPERTY:
    - i. AN EXISTING BLOCK LANDSCAPE WALL WITH LANDSCAPE PLANTING ABOVE SHALL REMAIN. EXISTING SPECIES INCLUDE BOXWOOD AND BARBERY SHRUBS.
    - ii. 4-FOOT FENCING SHALL BE PROVIDED ALONG THE TOP OF THE PROPOSED RETAINING WALL FOR SAFETY AND SCREENING. FENCING SHALL BE SOLID WHITE VINYL OR EQUIVALENT.
  - B. SOUTHERN BOUNDARY LINE ALONG THE EXISTING WATER TOWER SITE:
    - i. THERE IS AN EXISTING OFFSITE BERM AND NATURAL VEGETATION ALONG THE ENTIRETY OF THIS PROPERTY LINE THAT SHALL REMAIN UNDISTURBED.
  - C. NORTHERN PROPERTY LINE ALONG THE EXISTING RETAIL/COMMERCIAL PROPERTY (10000 DAMASCUS BLVD):
    - i. THERE IS AN EXISTING STRIP OF NATURAL VEGETATION ALONG THE SOUTHER PORTION OF THIS PROPERTY THAT SHALL REMAIN.
    - ii. THE SECTION OF PROPERTY LINE BETWEEN THE EXISTING OFFSITE BUILDING (10000 DAMASCUS BLVD.) AND MD ROUTE 27 SHALL BE PLANTED WITH EVERGREEN SHRUBS (MOUNTAIN LAUREL, KNOCKOUT ROSE, RED THIG DOGWOOD, AND VIRGINIA SWEETSPIRE.
  - D. PROPERTY FRONTAGE ALONG MD ROUTE 27:
    - i. THE FRONTAGE OF THIS PROPERTY SHALL BE PLANTED AS SHOWN ON THIS SITE PLAN.

**LANDSCAPE SCHEDULE**

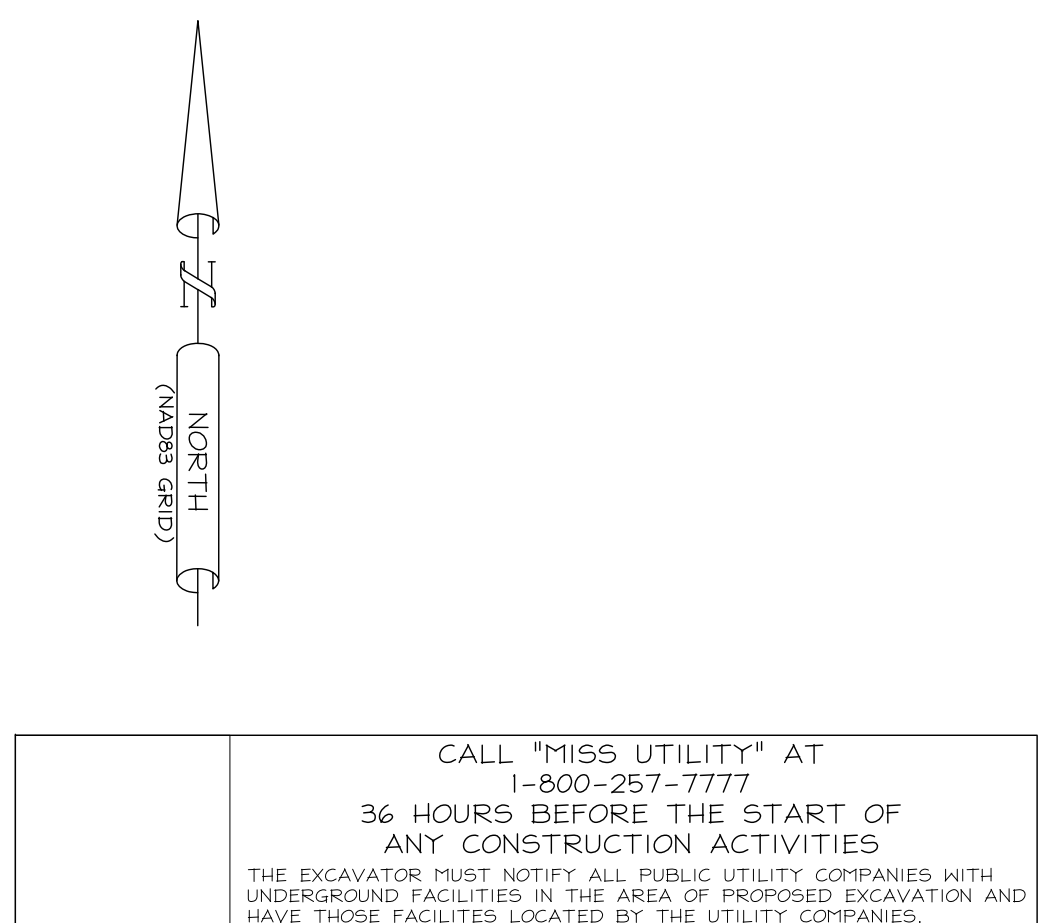
SYMBOL	QUANTITY	SPECIES	SIZE	COMMENTS
	12	RED THIG DOGWOOD	4'-5'	CONT.
	10	MOUNTAIN LAUREL	2'-3'	CONT.
	9	KNOCKOUT ROSE	2'-3'	3 GAL.
	9	VIRGINIA SWEETSPIRE	2'-3'	CONT.

**SOILS DATA TABLE**

SYMBOL	SOIL	HYDRIC	PRIME FARMLAND	HIGHLY ERODIBLE	SERPENTINITE	HSG
9B	LING-HYATTSTOWN CHAN SL	NO	NO	NO	NO	C

**PARKING CALCULATIONS**

- Two 11' travelways  
 6' street buffer  
 6' two-way bike lane  
 6' pad/bike buffer  
 8' Sidewalk  
 7' frontage zone
1. CARWASH (4 SPACES/1,000SF) = 17735F / 1,000 = 8 Required, 8 Provided
  2. ADA Spaces Required: 1, Provided: 1
  2. Bicycle Spaces Required: 0, Provided: 2



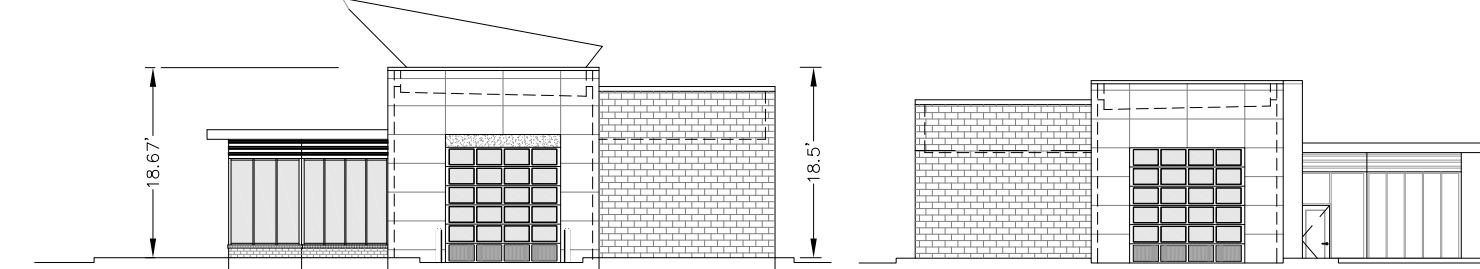
CALL "MISS UTILITY" AT 1-800-257-7777 36 HOURS BEFORE THE START OF ANY CONSTRUCTION ACTIVITIES. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES.



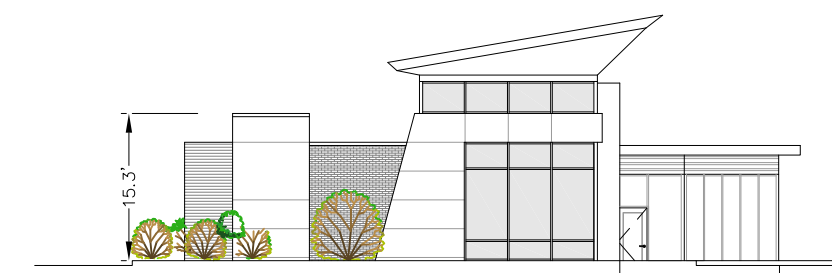
EAST ELEVATION



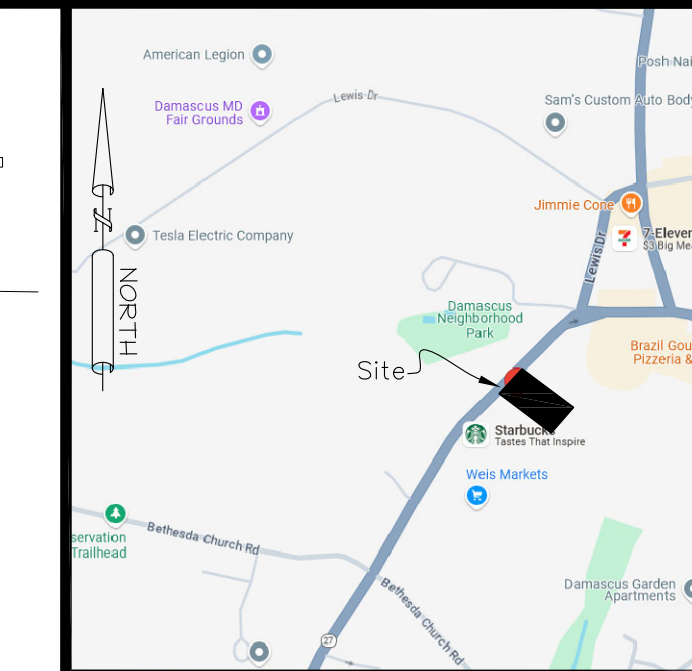
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

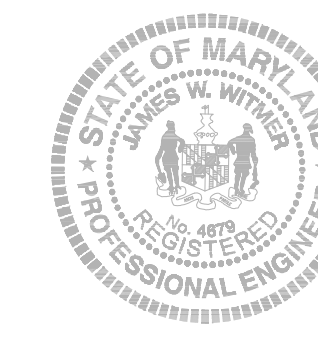


VICINITY MAP  
SCALE: 1" = 2000'

**LEGEND**

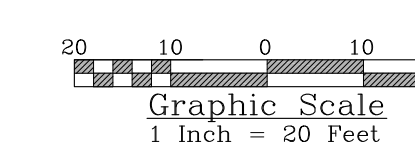
- EXISTING FEATURES**
- EXISTING CURB & GUTTER
  - EXISTING CONTOUR
  - EXISTING PROPERTY LINE
  - EXISTING EASEMENT
  - EXISTING WATER
  - EXISTING SEWER
  - EXISTING GAS
  - EXISTING STORMDRAIN
  - EXISTING ELECTRIC
  - EXISTING UTILITY POLE
  - EXISTING SEWER MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING SPOT ELEVATION

- PROPOSED FEATURES**
- PROP. CURB & GUTTER
  - PROPOSED CONTOUR
  - PROPOSED PROPERTY LINE
  - PROPOSED EASEMENT
  - BUILDING RESTRICTION LINE
  - PROPOSED WATER
  - PROPOSED SEWER
  - PROPOSED GAS
  - PROPOSED STORMDRAIN
  - PROPOSED SPOT ELEVATION
  - PROPOSED SITE LIGHTING



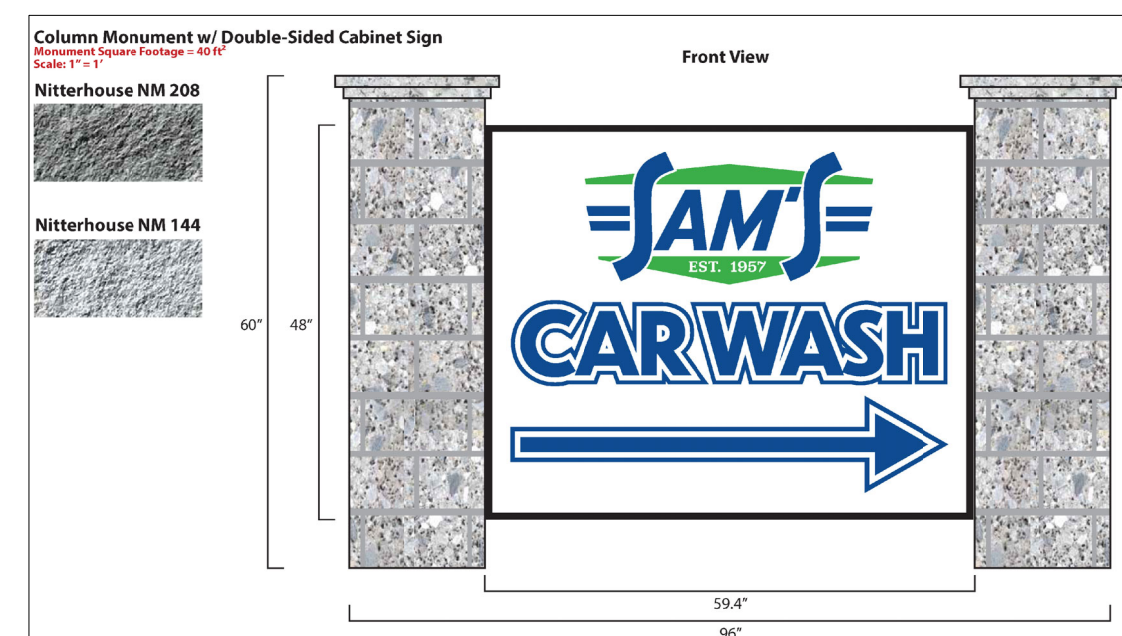
ENGINEERS CERTIFICATION:  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 46791, EXPIRATION 6/07/2025.  
 JAMES WITMER, P.E.  
 12/1/24  
 DATE

OWNER / DEVELOPER:  
 Joe Schiattareggia  
 3401 Branch Avenue  
 Temple Hills, MD 20748  
 301-802-7797  
 joe@comcarwash.com



**ROADSIDE TREE NOTE**

THERE ARE NO PROPOSED DISTURBANCES TO ROADSIDE (R/W) TREES OR THEIR CRITICAL ROOT ZONES.



Sign Detail (Not to Scale)

Max. permitted sign size:  
 Permitted: 2sf/linear foot of frontage.  
 2sf x 142.8sf = 285.6sf  
 Required front setbacks:  
 1/4 of front setback: 5'x0.25 = 1.25'

DATE BY REVISION

**JNM ENGINEERING, LLC**  
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING, ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS  
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771  
 (301) 514-2808, JNMENGINEERINGLLC.COM

SHEET INDEX	SHEET#	SHEET TITLE

**CONDITIONAL USE PLAN**

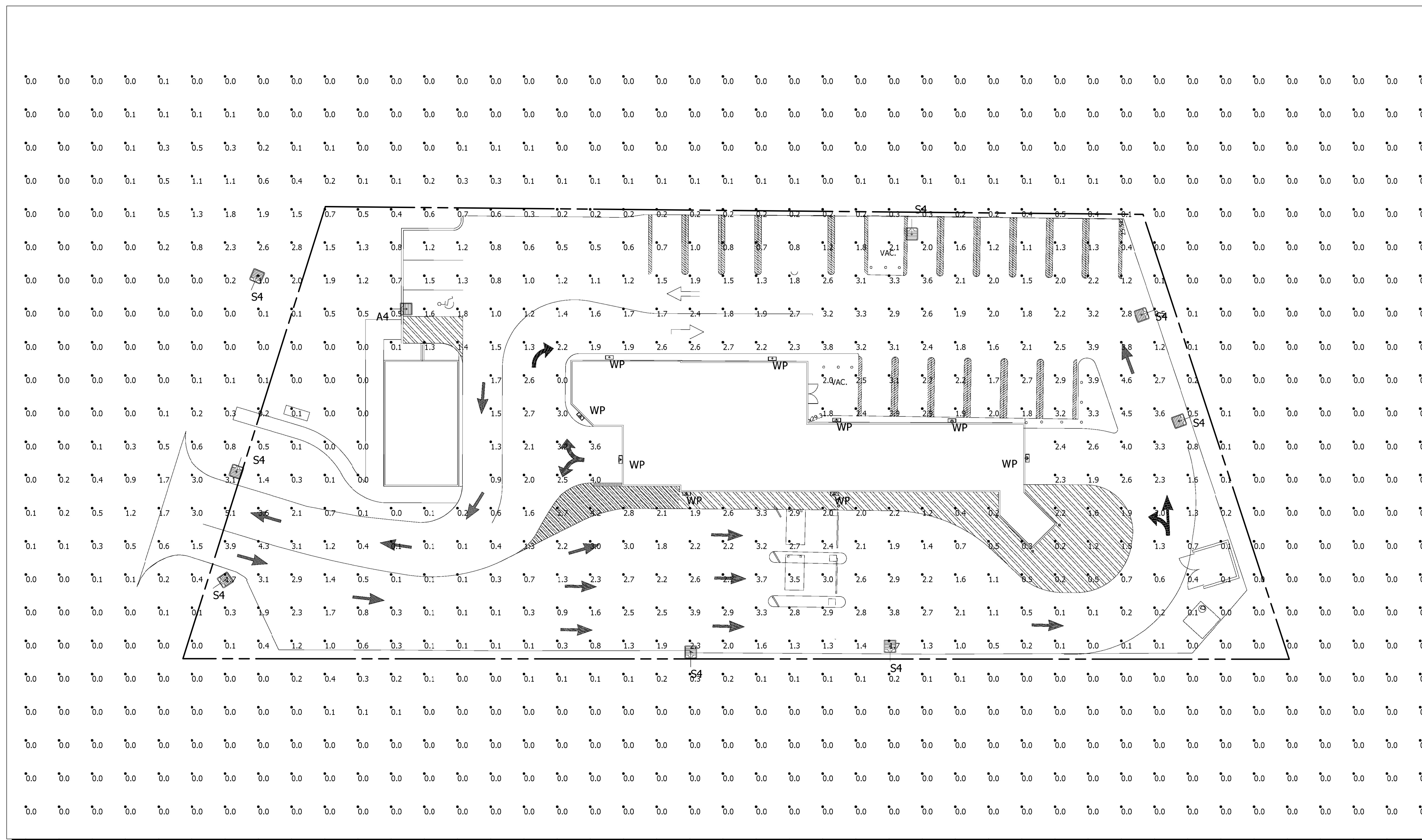
MONTGOMERY COUNTY

PARCEL A, PLAT 12452, PLAT OF DAMASCUS

26201 RIDGE ROAD

TAX MAP FX43, PARCEL A, ZONING: CRT1.75, C1.0, R0.75, H55T, 12TH ELECTION DISTRICT, 38,900 SQUARE FEET DAMASCUS, MONTGOMERY COUNTY, MARYLAND

DATE: NOV., 2024 SCALE: 1"=20' SHEET 1 OF 1



Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
	1	A4	14	0.900	2376	35	VP-SS-1-40L-35-4K7-4W-MBC
	9	WP	15	0.900	4012	35	LNC2-48L-35-4K7-4W-UNV-DBT
	8	S4	14	0.900	4135	65	VP-SS-1-40L-65-4K7-4W-MBC

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Area	Illuminance	Fc	0.56	5.1	0.0	N.A.	N.A.
Paved Area	Illuminance	Fc	1.79	5.1	0.0	N.A.	N.A.

# Current

#	Date	Comments
Revisions		

Drawn By: DHK  
 Checked By:  
 Date: 2/13/2026  
 Scale: 1" = 20'

**SAM'S CARWASH**  
**SITE PHOTOMETRIC PLAN**  
 26201 RIDGE ROAD  
 DAMASCUS, MD

A260171R3

## Attachment B: Agency Letters



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

March 6, 2026

Mr. Joshua Penn, Planner III  
Up-County Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reddie Drive  
Wheaton, MD 20902

RE: Conditional Use Plan No. CU202503  
Sam's Car Wash 2601 Ridge Road

Dear Mr. Penn:

We have completed our review of the updated conditional use plan dated February 7, 2026, which was received via email on February 25, 2026. A previous version of this plan was reviewed by the Development Review Committee at its October 8, 2024, meeting. This plan is tentatively scheduled for the March 26, 2026, Planning Board hearing. We recommend approval of the plan subject to the following comments:

The subject property has street frontage along Ridge Road (MD 27), which is maintained by Maryland State Highway Administration (MSHA). Therefore, MCDOT does not have any jurisdiction, and per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendation for the attention of the concerned agencies.

**Significant Comments**

1. Prior to issuance of any building permit, the Applicant must pay MCDOT a fee-in-lieu for the full cost of constructing an eight-foot-wide (8 ft) separated bike lane facility with a six-foot-wide (6 ft) street buffer, and for two (2) additional feet of concrete sidewalk pavement, in accordance with

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

[www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)

*Located one block west of the Rockville Metro Station*

Mr. Joshua Penn  
Conditional Use Pan No. CU202503  
March 6, 2026  
Page 2

the Bicycle Master Plan and the Complete Streets Design Guide, in the amount of \$38,975.46, as calculated using the LATR Cost Estimation Tool for the engineer's cost estimate, and approved by Planning Staff and MCDOT.

2. Ridge Road (MD 27) is classified as a town center street with a minimum right-of-way (ROW) of 80-feet. We recommend that the applicant dedicate forty feet from the existing centerline to comply with the master plan.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact William Whelan, our Development Review Team engineer for this project at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-7170.

Sincerely,

*William Whelan*

William Whelan, Engineer III  
Development Review  
Office of Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\ WhelanW\CU202503 Sams Car Wash 26201 Ridge Road-MCDOT Review Letter 030626.docx](#)

cc: Sharepoint\Correspondence folder\Preliminary Plans

cc-e: Justine Gonzalez-Velez



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**Department of Permitting Services**  
**Fire Department Access and Water Supply Comments**

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**DATE:** 04-Nov-25  
**TO:** Jim Witmer - jim@jnmengineeringllc.com  
JNM Engineering, LLC  
**FROM:** Marie LaBaw  
**RE:** 26203 Ridge Road (Sams Car Wash)  
CU202503

---

**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **03-Nov-25**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.



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July 17, 2025

Mr. Chris Kabatt  
Galloway & Company Inc.  
7200 Wisconsin Avenue, Suite 500  
Bethesda MD, 20814

Dear Mr. Kabatt:

Thank you for the opportunity to review the Second (2<sup>nd</sup>) Traffic Impact Study (TIS) prepared by Galloway & Company Inc., received on July 1, 2025, for Sam's Carwash (SHA Tracking #25APMO032XX) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete, and we are pleased to respond.

- Proposed access to the automated car wash is via one (1) two-way driveway to Ridge Road (MD 27).
- The site was analyzed to confirm that potential queueing will be accommodated on-site and will not extend to MD 27.
- The report concludes that queues will be accommodated on-site during the peak hour.

**District 3 Engineering Systems Team (EST) Comments (by Zahyrah Ramirez):**

1. All previous comments were addressed. At this point EST has no additional comments to offer.

**District 3 Traffic Comments (by Alvin Powell):**


1. The project transportation statement indicates that the projected queues for the facility operations will be adequately managed on site. SHA has reviewed the relevant models, and the results of the analysis and SHA concurs with the findings of the statement.
2. SHA notes that, the study utilized a single vehicle input across the entire 90-minute simulation period. SHA Vissim modeling guidelines recommend that the modeling period be broken into a distinct seeding (15 - 30 minutes) and evaluation (60 minutes) period. Given

Mr. Chris Kabatt  
SHA Tracking No.: 25APMO032XX  
Page 2 of 2  
July 17, 2025

the relatively low volumes of this project, the use of a single vehicle input across the entire 90-minute simulation does not appear to significantly impact model performance and results.

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to our online submission page <https://mdotsha.my.site.com/accesspermit/>. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <http://www.roads.maryland.gov/pages/amd.aspx>. Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development. If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at [KWoodroffe@mdot.maryland.gov](mailto:KWoodroffe@mdot.maryland.gov).

Sincerely,



7/17/2025

for Derek Gunn, P.E.  
District Engineer, SHA District 3

DG/ym

**cc:** Alvin Powell, SHA – D3 Traffic  
Jonathan Brown, SHA – D3 Traffic  
Kwesi Woodroffe, SHA – Access Management Regional Engineer, District 3  
Randall Scott, SHA – D3 Traffic  
Zahyrah Ramirez, SHA – EST



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

November 4, 2025

Mr. Jim Witmer  
JNM Engineering  
1105 Leafy Hollow Circle, Mt. Airey,  
MD 21771

Re: **COMBINED STORMWATER MANAGEMENT  
CONCEPT/SITE DEVELOPMENT  
STORMWATER MANAGEMENT PLAN** for  
26203 RIDGE RD DAMASCUS MD 20872  
Preliminary Plan #: NA  
SM File #: 302305  
Tract Size/Zone: 28,753 sf.  
Total Concept Area: 28,753 sf.  
Lots/Block: NA  
Parcel(s): A, Plat 12452 Tax Map FX43  
Watershed: Upper Great Seneca  
Redevelopment (Yes/No): Yes

Dear Mr. Witmer:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Landscape Infiltration and a MWS Linear Modular Wetland.

Please submit a revised stormwater management concept for review and approval. All submissions must be submitted through a valid upload task. Concept resubmissions do not require submission of additional review fees. The revised submission must incorporate the following items:

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. The modular wetland must provide 100% of the required treatment storage volume prior to filtration. Volume based sizing requirements, including orifice sizing and required surface area, must be provided from the manufacturer with each submission. Units shall be designed offline using DPS volume-based flow splitting criteria. Safe bypass of larger storms shall be demonstrated.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this project.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Jim Witmer*  
*November 4, 2025*  
*Page 2 of 2*

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Bill Musico PE at 240-777-6340.

Sincerely,

*Mark Etheridge*

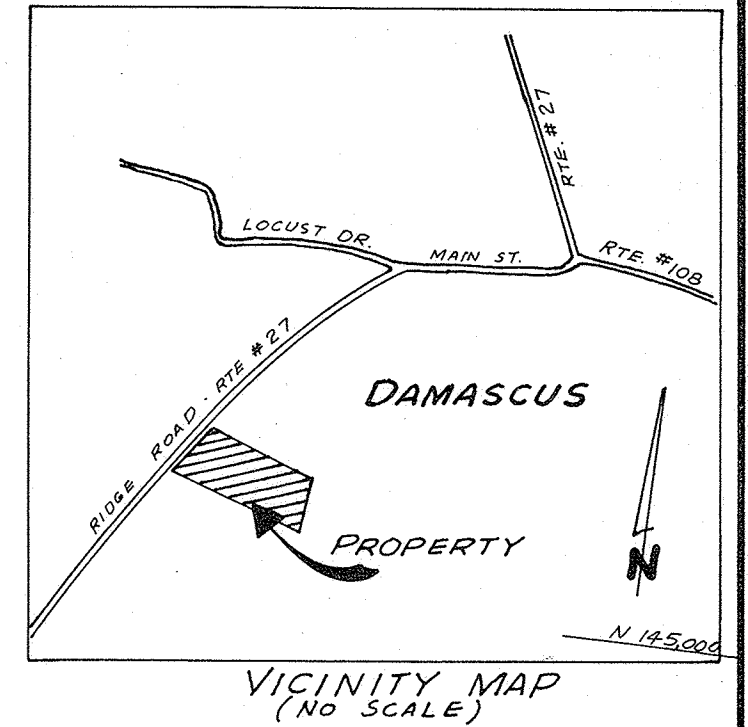
Mark Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

cc: SM File # 302305

ESD: Required/Provided 5,510 cf / 5,854 cf  
PE: Target/Achieved: 2.0"/2.1"  
STRUCTURAL: 0.00 cf  
WAIVED: 0.00 cf.

# Attachment C: Record Plat

PLAT No. 12452



**SURVEYOR'S CERTIFICATE**

WE HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY ARTHUR W. HARDY, JR., AND MARGARET L. HARDY, HIS WIFE, TO FARMERS AND MECHANICS NATIONAL BANK, A NATIONAL BANKING ASSOCIATION WITH PRINCIPAL OFFICES IN FREDERICK, MARYLAND, BY DEED DATED SEPTEMBER 30, 1974, AND RECORDED IN LIBER 4578 AT FOLIO 659 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THAT IRON PIPES HAVE BEEN PLACED AT ALL LOT CORNERS. TOTAL AREA OF THIS PLAT 41,029 SQUARE FEET AND AREA DEDICATED TO PUBLIC USE 1844 SQUARE FEET.

DATE: April 9, 1979

FREY, SHEEHAN, STOKER & ASSOC., INC.

BY: Bobby R. Stoker  
BOBBY R. STOKER, P.L.S.  
MD. REG. No. 4731

**OWNER'S DEDICATION**

WE, FARMERS AND MECHANICS NATIONAL BANK, A MARYLAND CORPORATION, BY HERBERT R. STALEY, PRESIDENT AND MICHAEL M. COONEY, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO PUBLIC USE AND GRANT SLOPE EASEMENT AS SHOWN HEREON TO PUBLIC USE. SLOPE EASEMENT SHALL BE EXTINGUISHED WHEN IMPROVEMENTS ON ABUTTING RIGHT-OF-WAY HAS BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTAINANCE.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

DATE: April 12, 1979

FARMERS AND MECHANICS NATIONAL BANK

ATTEST  
Michael M. Cooney Herbert R. Staley  
MICHAEL M. COONEY, VICE PRESIDENT HERBERT R. STALEY, PRESIDENT (SEAL)

FILED  
MAY 23 1979

PARCEL "A"  
"DAMASCUS"

12TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50'  
APRIL, 1979

FREY, SHEEHAN, STOKER & ASSOC. INC.  
LAND PLANNING CONSULTANTS  
919 GIST AVENUE  
SILVER SPRING, MARYLAND 20910  
588-3110

N 145,000

W 55,000

RIDGE ROAD  
(MD. RTE. No. 27)

DAMASCUS BLVD.

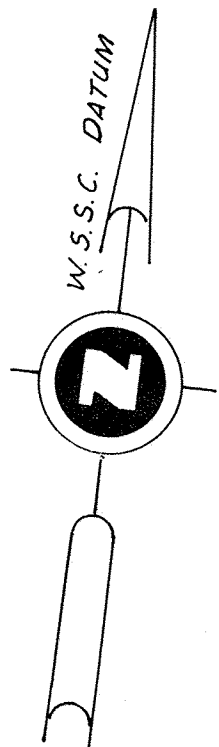
PARCEL B-74

P-7258

PARCEL "A"  
38,900 ±

MONT. CO.  
1709 / 549

ACME  
MARKETS, INC.  
4028 / 794



N 144,800

N 144,500

W 55,000

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY.	
THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD.	DEPARTMENT OF TRANSPORTATION MONTGOMERY COUNTY, MARYLAND.
APPROVED: <u>MAY 3, 1979</u> <u>Concetta Hanson</u> CHAIRMAN <u>A. Edward Kerama</u> SECRETARY-TREASURER	APPROVED: <u>10 MAY 1979</u> <u>Judith Spang</u> DEPUTY DIRECTOR
M.N.C.P. & P.C. FILE NO. 532-19	PIA 79-101

RECORDED:  
PLAT BOOK:  
PLAT NO:

F.S.S. No. 74-1039 79099.02005010.02

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 12452, MSA s1749.021945. Date available 1979/01/22. Printed 12/16/2026. Maryland State Archives