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

MCPB
Item # 1B
4-14-2016

MEMORANDUM

DATE: April 6, 2016

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for April 14, 2016

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

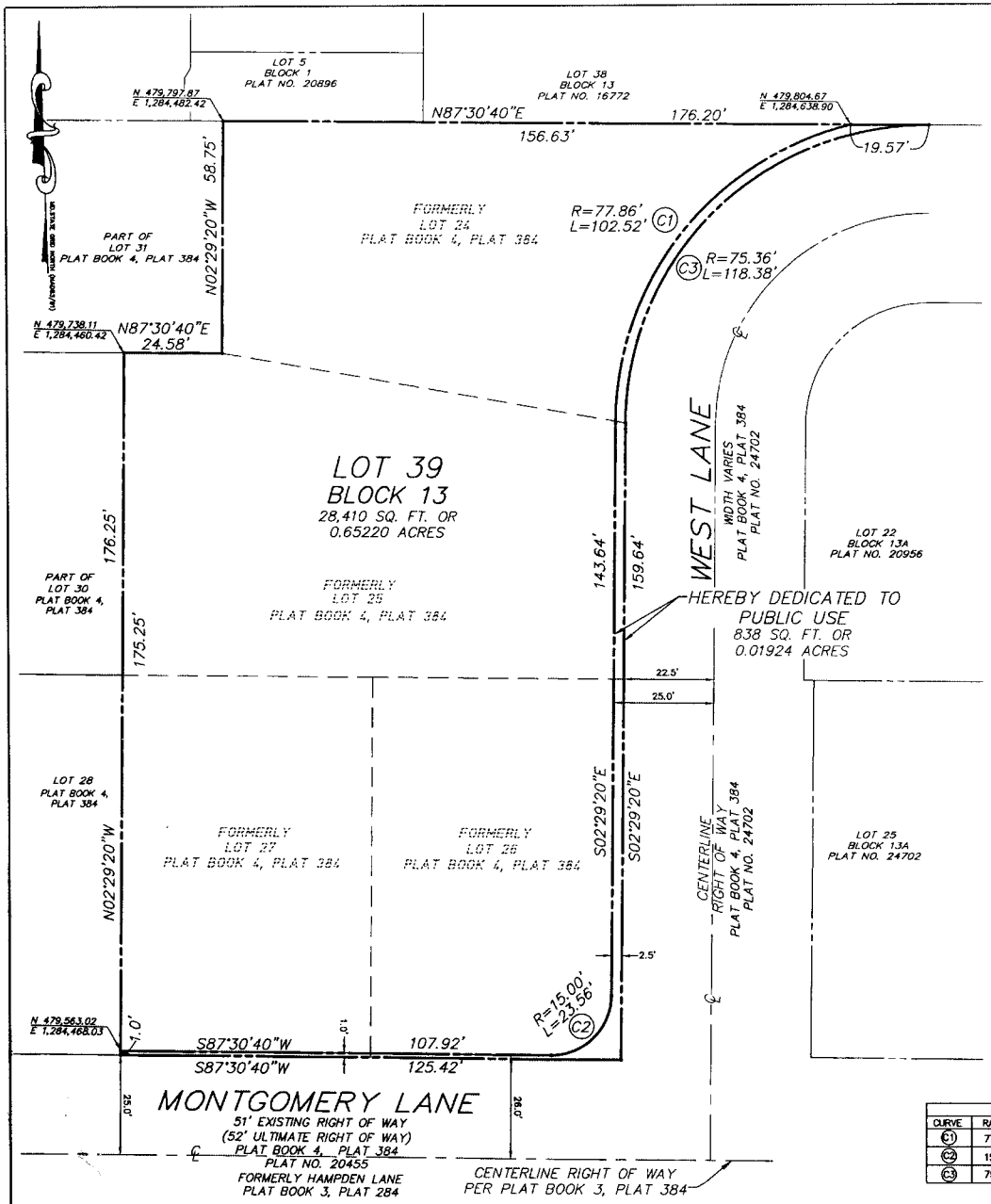
220151420 **Edgemoor**

Plat Name: **Edgemoor**
Plat #: **220151420**

Location: Located in the northwest quadrant of Montgomery Lane and West Lane
Master Plan: Bethesda CBD Master Plan
Plat Details: CR zone; 1 lot
Applicants: 4831 West Lane LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12008005A (MCPB Resolution No. 14-75), and Site Plan No. 82008003A (Certified Site Plan dated July 10, 2015), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO. _____



NOTES:

1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HN122 AND ZONED OR (FORMERLY TS-R) AS OF DATE OF RECORDATION OF THIS PLAT.

2.) HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID, NAD 83 (91) AND IS BASED UPON THE FOLLOWING CORS STATIONS:

BASE STATIONS USED

PID	DESIGNATION	NORTHING	EASTING
AF9522	GAITHERSBURG CORS ARP	534,457.84	1,249,651.28
JV7130	20338	490,014.31	1,282,263.32

DISTANCES AND COORDINATES SHOWN HEREON HAVE NOT BEEN SCALED UP TO THE LOCAL GROUND DISTANCES. CONVERSION FACTOR OF 1.0000367 SHOULD BE USED WHEN CONVERTING FROM GRID TO GROUND.

3.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

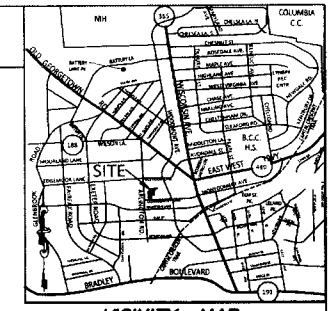
4.) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

5.) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

6.) DEVELOPMENT OF THE PROPERTY IS CONTROLLED BY THE TERMS AND CONDITIONS AS DETERMINED BY APPROVAL BY THE MONTGOMERY COUNTY PLANNING BOARD OF PRELIMINARY PLAN NO. 12008005A ENTITLED "WEST LANE" AS AMENDED TO DATE AND THE SITE PLAN NO. 820080030A, ENTITLED "WEST LANE" AS AMENDED TO DATE.

7.) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS " FOR THE OPERATION AND MAINTENANCE OF PRIVATE STORM DRAINS AND OPEN SPACE AREAS AS RECORDED IN LIBER 51247 AT FOLIO 041 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

8.) THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS FOR MAINTENANCE AND LIABILITY AS RECORDED IN LIBER 51398 AT FOLIO 335 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



VICINITY MAP
SCALE : 1" = 2000'

AREA TABULATION

LOT ..... 28,410 SQ.FT. OR 0.65220 ACRES
STREET DEDICATION..... 838 SQ.FT. OR 0.01924 ACRES

TOTAL AREA..... 29,248 SQ.FT. OR 0.67144 ACRES

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND DEDICATE THE STREETS FOR PUBLIC USE.

FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, OR TRUSTS ON THE PROPERTY WITH THE EXCEPTION OF THAT CERTAIN DEED OF TRUST LIEN SECURING 4831 WESTLANE LENDER, LLC. AS RECORDED IN LIBER 38548 AT FOLIO 246 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.

BY: Ashley Wiltshire — 3-16-16 — Edward [illegible]
4831 WEST LANE, LLC — DATE — WITNESS
ASHLEY WILTSHIRE
MANAGER

BY: Richard F. Levin — 3-16-16 — [illegible]
4831 WEST LANE LENDER, LLC — DATE — WITNESS
RICHARD F. LEVIN
TRUSTEE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY 4831 WEST LANE LLC, A MARYLAND LIMITED LIABILITY COMPANY IN THE FOLLOWING TWO (2) CONVEYANCES: 1) FROM HOLLADAY WEST LANE LLC, BY DEED DATED & RECORDED ON DECEMBER 23, 2009 IN LIBER 38548 AT FOLIO 266 2) FROM WEST MONTGOMERY ASSOCIATES, BY DEED DATED ON SEPTEMBER 22, 2011 AND RECORDED ON OCTOBER 4, 2011 IN LIBER 42311 AT FOLIO 213. SAID PROPERTY ALSO BEING ALL OF LOTS 24, 25, 26 & 27, BLOCK 13 AS RECORDED IN A PLAT ENTITLED "EDGEMOOR", AND RECORDED AS PLAT BOOK 4, PLAT NO. 384, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS DEDICATION HEREON, ALL MONUMENTS AND ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS —⊙— WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 29,248 SQUARE FEET OR 0.67144 ACRES OF LAND, 838 SQUARE FEET OR 0.01924 ACRES OF LAND OF WHICH IS DEDICATED TO PUBLIC USE.

3-15-16 — David F. Unger II
DATE — DAVID F. UNGER II
MARYLAND PROFESSIONAL LAND SURVEYOR # 21236
LICENSE EXPIRES : JANUARY 16, 2017

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CH BEARING	CH DISTANCE	DELTA
C1	77.86'	102.52'	60.22'	S35°13'55"W	95.27'	75°26'29"
C2	15.00'	23.56'	15.00'	S42°30'41"W	21.21'	90°00'02"
C3	75.36'	118.38'	75.36'	S42°30'40"W	106.58'	90°00'00"

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SUBDIVISION RECORD PLAT

LOT 39, BLOCK 13
EDGEMOOR

(A RESUBDIVISION OF LOTS 24, 25, 26 & 27)
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: MAY 18, 2015

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400 ■ GERMANTOWN, MD 20874
(301)916-4100 ■ FAX (301)916-2262
GERMANTOWN, MD McLEAN, VA

220151420

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ DATE

CHAIRMAN — ASST. SECRETARY TREASURER

M-NCP & PC RECORD FILE NO:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND

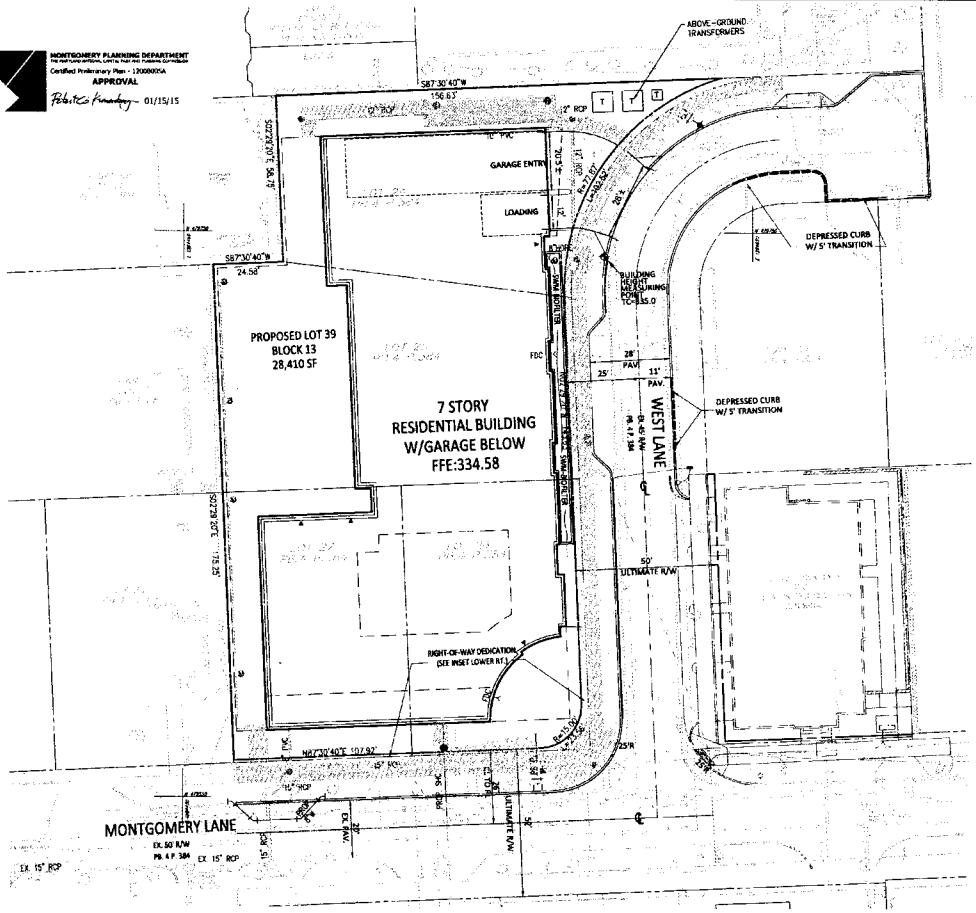
APPROVED: March 24, 2016 DATE
Diane R. Jones
DIRECTOR

PLAT NO.

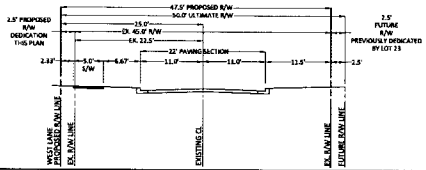
DATE:

K:\1000-1500\1301\cadd\VIKA surveys\1301-V-RP.dwg

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Preliminary Plan - 120080050A
APPROVED
Patricia Kennedy — 01/15/15



PROPOSED WEST LANE ROAD SECTION
MODIFIED MIXED STREET



SITE AREA ANALYSIS

	CURRENT NET LOT AREA	PREVIOUS DEDICATION	GROSS TRACT AREA
LOT 24 - 24831 (TS-R ZONE)	7,980 SF	3,216 SF	11,246 SF
LOT 25 - 24832 (TS-R ZONE)	6,290 SF	5,442 SF	11,732 SF
LOT 26 - 24901 (TS-R ZONE)	5,989 SF	4,779 SF	10,768 SF
LOT 27 - 24902 (TS-R ZONE)	5,989 SF	1,568 SF	7,557 SF
TOTAL	26,248 SF	15,556 SF	38,804 SF
LESS PROPOSED DEDICATION ALONG MONTGOMERY LANE	125 SF		
LESS PROPOSED DEDICATION ALONG WEST LANE	713 SF		
PROPOSED NET AREA	28,410 SF		

DEVELOPMENT STANDARDS

TS-R DEVELOPMENT STANDARDS	
GROSS TRACT AREA	38,804 SF
MAXIMUM DENSITY WITH MPDU BONUS	3.05 FAR*
MAXIMUM GROSS FLOOR AREA	118,352 SF
DWELLING UNITS PROPOSED	UP TO 125 MULTI-FAMILY
MPDU'S PROPOSED	UP TO 15 UNITS

	REQUIRED BY ZONE	REQUIRED BY DPA	PROPOSED
BUILDING HT**	BY SITE PLAN	70'	70'
SETBACK FROM WEST LN.	BY SITE PLAN	N/A	4'
SETBACK FROM MONTGOMERY LN	BY SITE PLAN	N/A	7'
SETBACK FROM NORTH PROP. LINE	BY SITE PLAN	15'	15'
SETBACK FROM WEST PROP. LINE	BY SITE PLAN	N/A	10'
NET TRACT AREA	18,005 S.F.	38,804 SF	38,804 SF
F.A.R.	3.05*	3.05	3.05
PUBLIC OPEN SPACE	10%	10%	10%
ACTIVE/PASSIVE SPACE	20%	20%	32%

PARKING TABULATION

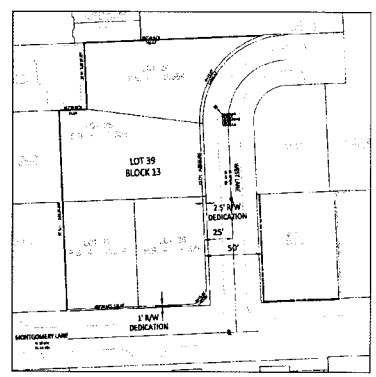
NO	TYPE	RATE	REQ. SPACES
5	EFFICIENCIES	@ 1.000 SPACE/UNIT	5.00
0	EFFICIENCIES MPDU	@ 0.500 SPACE/UNIT	0.00
71	1 BEDROOM	@ 1.250 SPACE/UNIT	88.75
13	1 BEDROOM MPDU	@ 0.625 SPACE/UNIT	8.13
26	2 BEDROOM	@ 1.500 SPACE/UNIT	39.00
5	2 BEDROOM MPDU	@ 0.750 SPACE/UNIT	3.75
120	TOTAL UNITS	BASE RESIDENTIAL PARKING	144.63
		LESS 5% METRO PROXIMITY CREDIT	7.23
		LESS 10% TRANSITION DEVELOPMENT AREA CREDIT	14.46
		TOTAL REQUIRED PARKING	123

	REQUIRED	PROVIDED
TOTAL VEHICLE SPACES	123	123
ACCESSIBLE SPACE (INCLUDING VAN SPACES)	4	4
VAN ACCESSIBLE SPACES	1	1
BICYCLE PARKING	6	6
MOTORCYCLE PARKING	5	5
LOADING SPACES	1	1***

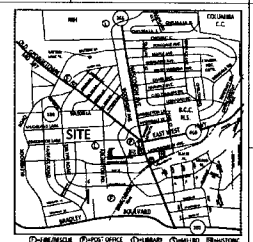
* INCLUDES 22% MPDU BONUS. STANDARD DENSITY WITHOUT MPDU BONUS IS 2.5 FAR
** THE MECHANICAL PENTHOUSE IS LESS THAN 20% OF THE ROOF BELOW, SO THE MECHANICAL PENTHOUSE WILL NOT BE INCLUDED IN THE BUILDING HEIGHT CALCULATION PER SECTION 59-B-1.1.
*** 2 ADDITIONAL LOADING SPACES PROVIDED: 1-12'x30' VAN SPACE IN GARAGE AND 1-18'x 40' LATER SPACE ALONG WEST LANE

OPEN SPACE

	REQUIRED	PROPOSED
PUBLIC USE SPACE	2,841 SF 10.0% OF NET LOT	2,908 SF 10.2% OF NET LOT
ACTIVE/PASSIVE SPACE	5,682 SF 20.0% OF NET LOT	9,091 SF 32.0% OF NET LOT (INCL 1,300 SF ROOFTOP & PENTHOUSE A/P SPACE)
PUBLIC AMENITY SPACE	0,000 SF	5,148 SF 18.1% OF NET LOT



LOTTING DIAGRAM
1" = 50'



GENERAL NOTES

1. THE SUBJECT PROPERTY IS LOCATED ON THE ASSESSMENT MAP NO. HN22 WITH A TAX ACCOUNT NO. OF: 00687386, 00687371, 00686511, & 00686478. THIS PROPERTY PLATS ON WSSC TILE NUMBER 209NW06.
2. THE HORIZONTAL DATUM IS MARYLAND STATE AND NORTH (NAD83) AND THE VERTICAL DATUM IS NGVD29 PER NGS CONTROL STATIONS AF8522 AND JV7238, ESTABLISHED BY A GPS SURVEY FOR VIKA PROJECT 00721.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0291 D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 2008.
4. THIS SITE IS LOCATED IN THE LITTLE FALLS BRANCH WATERSHED AND IS CLASSIFIED AS USE I.
5. THIS PLAN HAS BEEN GRANTED AN EXEMPTION FROM THE FOREST CONSERVATION REQUIREMENTS SET FORTH IN MONTGOMERY COUNTY CODE CHAPTER 22A, AND FOR MINUTES NO. 81-11158E FOR SMALL PROPERTY.
6. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY.
7. PUBLIC UTILITY EASEMENTS & RIGHTS OF WAYS WILL BE PROVIDED ON SITE WHERE NEEDED TO ALLOW FOR WATER, SEWER, GAS ELECTRIC, TELEPHONE & CABLE SERVICE TO THE PROPOSED BUILDINGS. EXACT LOCATIONS TO BE DETERMINED AT FINAL PHASE.
8. THE PROJECT WILL CONFORM TO BETHESDA STREETSCAPE PLAN STANDARDS.
9. THIS SITE PLAN AMENDMENT IS FOR THE ADDITION OF LOT 26 AND ADDING PREVIOUS DEDICATION FOR WEST LANE RIGHT-OF-WAY ATTRIBUTABLE TO LOTS 24, 25 & 26 (CONSTRUCTION WITHIN LOT 0-663, AND FOR REVISIONS TO THE BUILDING FOOTPRINT, NUMBER OF UNITS, PARKING AND OPEN SPACE.
10. THE BUILDING HEIGHT MEASURING POINT IS 335.0'. THIS HAS BEEN CALCULATED FROM THE 335.0' ELEVATION DESCRIBED ON THE APPROVED DEVELOPMENT PLAN DUE TO SUBSEQUENT REPLACEMENT OF EXISTING BUILDING DESIGN FOR WEST LANE. PURSUANT TO BINDING ELEMENT NO. 1 OF THE DEVELOPMENT PLAN AMENDMENT, DPA 13-01, THE BUILDING ELEVATION WILL NOT EXCEED 70 FEET AS MEASURED FROM THE NEW MEASURING POINT.
11. UNLESS SPECIFICALLY NOTED ON THE PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE NATURAL FOOTPRINTS, BUILDING HEIGHTS, BUILDING SETBACKS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE NOT LIMITED. THE EXACT LOCATIONS OF STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS SHOWN ON SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE AND ALL OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.

PROJECT PHASING

1. THIS PROJECT WILL BE DEVELOPED IN ONE PHASE.
2. THE DEVELOPMENT PROGRAM HAS NO RELATIONSHIP TO THE COUNTY'S CAPITAL IMPROVEMENTS PROGRAM.

BINDING ELEMENTS FROM DPA 13-01:

1. THE BUILDING WILL HAVE A MAXIMUM HEIGHT OF 70 FEET, AS MEASURED FROM THE BUILDING HEIGHT MEASURE POINT ALONG THE WEST LANE TOP OF CURB, WHICH ELEVATION IS 335.0, AND AS SHOWN ON THE DEVELOPMENT PLAN.
2. THE DEVELOPMENT WILL HAVE A MAXIMUM DENSITY OF 125 DWELLINGS.
3. THE DEVELOPMENT WILL PROVIDE 15 PERCENT OF THE UNITS AS "MPDUS" PURSUANT TO CHAPTER 25A OF THE COUNTY CODE, AND AS AMENDED TO CONFORM TO THE DENSITY APPROVED FOR CLASSIFICATION IN THIS PLAN.
4. THE DEVELOPMENT WILL PROVIDE A MINIMUM OF 10 PERCENT PUBLIC USE SPACE.
5. THE DEVELOPMENT WILL PROVIDE A MINIMUM OF 20 PERCENT ACTIVE / PASSIVE RECREATIONAL SPACE.
6. THE WESTERN FACADE OF THE DEVELOPMENT WILL INCLUDE A MINIMUM OF 20 PERCENT TRANSPARENCY.
7. THE APPLICANT WILL, IF WITHIN A CONSTRUCTION EASEMENT WITHIN THE VILLAGE OF BETHESDA FROM THE TIME OF COMMENCEMENT OF CONSTRUCTION UPON A SHALL INCLUDE, AS FACT AT LAW BE TO UNDERPINNING PROVISIONS, CLEAR THREE FOOT WIDE AND AN AGREEMENT TO CONDUCT THE AND FOR CONSTRUCTION FOUNDATION OF THE GARAGE AND DEMOLITION OF THE VILLAGE OF BETHESDA.
8. APPLICANT WILL DEDICATE 2.5 FEET ALONG THE WEST LANE FRONTAGE OF THE PROPERTY AND SUBJECT TO ROW, DPS AND MCDOT REQUIREMENTS WILL PROVIDE 11 FEET FROM CENTER LINE TO FACE OF CURB.
9. IN CONNECTION WITH THE DEVELOPMENT, APPLICANT SHALL PAVE AND PROVIDE CURB ALONG WEST LANE AS DEFINED TO 22 FEET IN WIDTH EXCEPT FOR THE PORTION OF WEST LANE FROM THE CENTER LINE EAST ALONG THE FRONT LINE OF LOT 26 THAT PORTION OF WEST LANE IN RACES 22 FEET AS NORTHEAST FEASIBLE, SHALL ONLY BE REQUIRED TO CURRENT PAVE & MODIFIED AS REQUIRED BY DPS AND MCDOT. THE PAVING SHALL BE TAPERED TO MATCH EXISTING PAVEMENT. THE PAVING SHALL BE PROVIDED WITHIN THE EXISTING RIGHT-OF-WAY AND WITHIN THE EXISTING LANE TO DEDICATE 25 FEET IN WIDTH AS REQUIRED TO PROVIDE ADEQUATE TO EXPECTATION WITH MONTGOMERY LANE, AS APPROVED BY MCDOT. THE PROPOSED WEST LANE ROAD SECTION, THIS WIDTH
10. INCLUDE ADEQUATE TRANSITIONS WILL MINIMIZE ON SITE LANDSCAPING.
11. DEVELOPER WILL COMPLY WITH THE MONTGOMERY COUNTY GREEN BUILDING LAW AND ACHIEVE A MINIMUM LEED CERTIFIED LEVEL RATING IN THE ARTHROPATHIC LEED RATING SYSTEM, OR EQUIVALENT RATING BY ANOTHER RATING AND TRANSLATION, CONFORMS AS VERIFIED BY DPS.
12. THE FOLLOWING FEATURES ONLY FORM THE BASIS FOR THE FINAL DESIGN TO BE DETERMINED AT SITE PLANS:
   - REASONABLY SIMILAR FACADE, SIMILAR BUILDING ELEVATION DATA (I.E. VINYL MAY INCLUDE, BUT MAY BE LIMITED TO BRICK, STONE, OR SIMILAR PLASTIC STONE, PRECAST OR CERAMIC TILE.
   - LANDSCAPING TO INCLUDE STREET TREES ALONG WEST LANE AND MONTGOMERY LANE IN CONFORMANCE WITH THE BETHESDA STREETSCAPE STANDARDS, AS AMENDED, AND LANDSCAPING PROVIDED ON THE PLANS CLOSER ALONG THE WESTERN PROPERTY LINE.
   - FLAT ROOFS
   - VEHICULAR ACCESS TO BE LOCATED AS FAR AWAY CORNER OF PROPERTY OFF OF WEST LANE.
   - CONTINUE PARKING LOCATED BELOW GRADE.
13. THE MANAGEMENT UNIT OF THE BUILDING SYNAGOGUE WITH ALL OF CONDOMINIUMS FRONT AND THE "ONLY ALL SERVICE MANAGER EXCEPT THROUGH" THE SERVICE GARAGE LOCATED ON WEST LANE.
14. APPLICANT WILL SCREEN THE TRANSFORMERS, UNITS ALONE THE NORTHERN PROPERTY LINE.
15. APPLICANT WILL ENTER INTO A CONSTRUCTION AGREEMENT WITH THE PROPERTY OWNER OF 7420 WEST LANE PRIOR TO THE COMMENCEMENT EXCEPT OF CONSTRUCTION TO INCLUDE ON-SITE DISPLAY OF VALUE OF CONSTRUCTION VALUE AS A COSTS.
16. THE FRONT MAIN FACADE OF THE BUILDING SHALL BE SET BACK A MINIMUM OF 15 FEET FROM THE NORTHERN PROPERTY LINE.
17. THE OUTDOOR PRIVATE PATIOS SPACE LOCATED ON THE WESTERN PORTION OF THE PROPERTY, WILL BE PAVED AS TO BE DEFINED AS TERRACE AND LANDSCAPED WITH THE DEVELOPMENT PLAN SUBMITTED IN FEBRUARY, 2013.
18. THE NORTH FACADE OF THE BUILDING WILL INCORPORATE A 12 FOOT STEP BACK FROM THE LALY OF THE BUILDING FOR THE PORTION OF THE BUILDING THAT RUNS PARALLEL TO MONTGOMERY LANE.
19. APPLICANT WILL LIMIT THE DESIGN OF THE LANDSCAPE LANDFILLS IN THE PRIVATE OUTDOOR AMENITY SPACE TO A MAXIMUM OF 24".
20. THE PUBLIC USE SPACE CONCEPT WILL SUBSTANTIALLY CONFORM TO THE DEPARTMENT'S PLAN AMENDMENT DRAWING AND BUILDING AS SHOWN ON PAGES 4 AND 5 OF THE TECHNICAL STAFF REPORT DATED FEBRUARY 15, 2013.
21. THE BUILDING WILL HAVE A MINIMUM OF 100 TWELVE LINE UNITS, AND A MINIMUM OF 100 ONE BEDROOM UNITS, PROVIDED THAT THE APPROVED REPORTS PLAN AND THE PLAN BELOW PAGES 7 & 20 NEXT
22. THE MECHANICAL PENTHOUSE WILL BE LOCATED A MINIMUM OF 20 FEET FROM THE FACE OF THE BUILDING BELOW THE PORTION OF THE BUILDING THAT RUNS PARALLEL TO MONTGOMERY LANE.
23. THE LANDSCAPE PLAN, TO BE INCLUDED IN THE SITE PLAN APPLICATION, SHALL INCLUDE PROPOSED LANDSCAPE WITH THE DIMENSION AREAS ON THE ROOFTOP.
24. NO LIFT OF WILL BE DEDICATED ALONG THE MONTGOMERY LANE FRONTAGE OF THE BUILDING.
25. THE BUILD BE WILL BE SETBACK A MINIMUM OF 20 FEET FROM THE FRONTAGE CENTER LINE OF MONTGOMERY LANE.
26. THE PLACES MEASURED FLAT LIE EXCLUDE THE FLOORS OF THE BUILDING WILL BE LIMITED TO GOOD TRADE THE MEASURED FROM "BAY WINDOW".

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.

SIGNATURE
JOHN CLAPSADDLE
PRINTED NAME
TITLE: SR. PROJECT MANAGER

3/4/2015
DATE
JUNE 9, 2014 2016
EXPIRATION DATE
LICENSE NO. 16956

STATE OF MARYLAND — JOHN CLAPSADDLE — No. 16956 — PROFESSIONAL ENGINEER

WEST LANE

Bethesda, Maryland

Applicant/Owner:
SJG Properties
805 15th Street, NW, Suite 230
Washington, DC 20005
202.842.5105
Contact: Ashley Gerstenfeld Wiltshire

Attorney:
Lerch, Early & Brewer, CHTD.
3 Bethesda Metro Center, Suite 460
Bethesda, MD 20814
301.841.3832
Contact: Pat Harris

Architect:
SK&I Architecture Design Group
7735 Old Georgetown Road, Suite 1000
Bethesda, MD 20814
301.654.9300
Contact: Marius Radulescu

Landscape Architects:
Studio 39
8416 Grovedale Drive, Suite 100-A
Alexandria, VA 22310
703.562.5519
Contact: David Judd

Traffic Engineer:
Wells + Associates
170 Jennifer Road, Suite 260
Annapolis, MD 21401
410.266.5723
Contact: Christopher L. Kabatt

Dry Utility Engineering:
Richter & Associates
15865 Crabbs Branch Way
Rockville, MD 20855
301.548.7475
Contact: Steve Richter

Civil Engineer:
VIKA
20251 Century Boulevard, Suite 400
Germantown, MD 20874
301.916.4100
Contact: William Landfair

DRAWN BY: TSS CHECKED: WRL

3. SUBMIT FOR CERTIFICATION
2. UPDATE SETBACK DATA TABLE 8.11.14
1. RESPOND TO D.R.C. COMMENTS 5.8.14

NO.	DESCRIPTION	DATE

SUBMISSIONS & REVISIONS

SHEET TITLE

PRELIMINARY PLAN

SCALE	DATE	PROJ #
SHOWN	JANUARY 24, 2014	VM1301D

DRAWING #

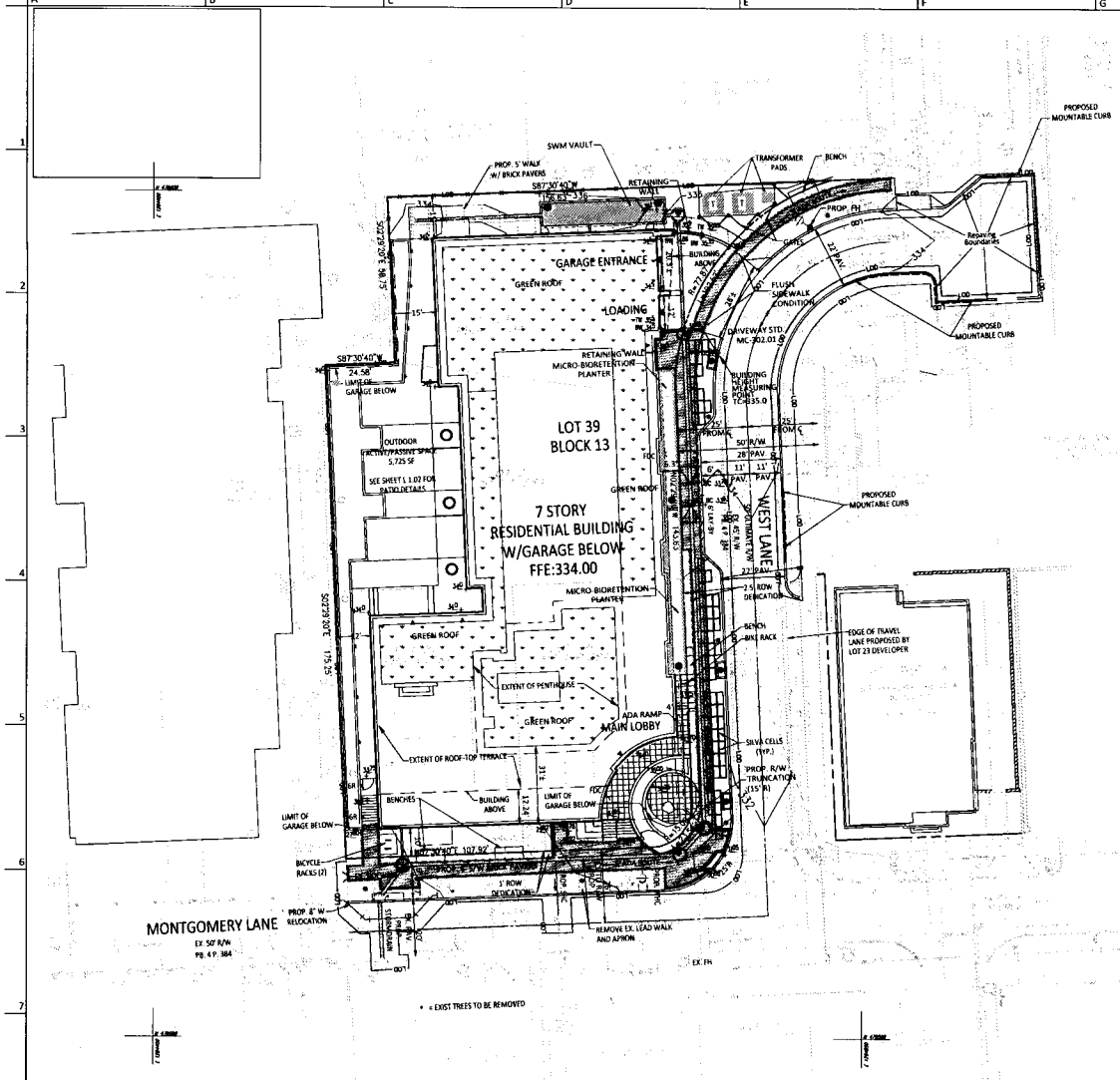
PP-1

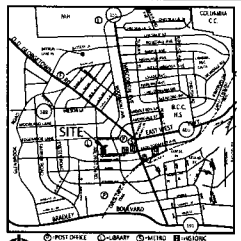
PLAN LEGEND

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LINETS
520 PROPOSED 10' CONTOUR
524 PROPOSED 2' CONTOUR
PROPOSED WATER CONNECTION
PROPOSED SANITARY SEWER CONNECTION WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE
EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE
EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY
BUILDING HEIGHT MEASURING POINT
PROPOSED HARDSCAPE
PROPOSED FIRE HYDRANT
PROPOSED DOOR LOCATION
PROPOSED FDC
PROPOSED TRANSFORMER
PROPOSED DEPRESSED CURB

LAYOUT: Preliminary Plan, Plotted By: pstan — F:\1300-1500\1301\pwd\preliminary\1301-PL.dwg — Apr 07, 2014 AT 3:28:32 PM

If this drawing is not 36" x 48" it is a reduced print.





VICINITY MAP - SCALE: 1" = 2,000'

GENERAL NOTES

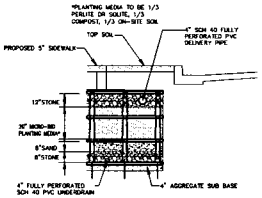
1. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. HN22 WITH A TAX ACCOUNT NO. OF: 00687286, 00687275, 00690982 & 00689478. THIS PROPERTY FALLS ON WSSC TILE NUMBER 209NW03
2. THE HORIZONTAL DATUM IS MARYLAND STATE GRID NORTH (NAD83) AND THE VERTICAL DATUM IS NAVD29 PER NGS CONTROL STATIONS AF5522 AND JY7130, ESTABLISHED BY A GPS SURVEY FOR VIKA PROJECT #6213
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (AREA OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 24031C0455D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 2006.
4. THIS SITE IS LOCATED IN THE LITTLE FALLS BRANCH WATERSHED AND IS CLASSIFIED AS IS(-)
5. THIS PLAN HAS BEEN GRANTED AN EXEMPTION FROM THE FOREST CONSERVATION REQUIREMENTS SET FORTH IN MONTGOMERY COUNTY CODE CHAPTER 22A, AND PER NRI/FSD # 420121306 FOR SMALL PROPERTY
6. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1, RESPECTIVELY
7. PUBLIC UTILITY EASEMENTS & RIGHTS OF WAYS WILL BE PROVIDED ON SITE WHERE NEEDED TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE & CABLE SERVICE TO THE PROPOSED BUILDINGS. EXACT LOCATIONS TO BE DETERMINED AT PERMIT PHASE.
8. THE PROJECT WILL CONFORM TO BETHESDA STREETSCAPE PLAN STANDARDS.
9. THIS SITE PLAN AMENDMENT IS FOR THE ADDITION OF LOT 26 AND ADDING PREVIOUS DEDICATION FOR WEST LANE RIGHT-OF-WAY ATTRIBUTABLE TO LOTS 24, 25 & 2 IN CONNECTION WITH LMA G-843, AND FOR REVISIONS TO THE BUILDING FOOTPRINT, NUMBER OF UNITS, PARKING AND OPEN SPACE.
10. THE BUILDING HEIGHT MEASURING POINT IS 335.0'. THIS HAS BEEN DECREASED FROM THE 335.8' ELEVATION DESCRIBED ON THE APPROVED DEVELOPMENT PLAN DUE TO SUBSEQUENT REFINEMENT OF ENGINEERING DESIGN FOR WEST LANE. PURSUANT TO BINDING ELEMENT NO. 1 OF THE DEVELOPMENT PLAN AMENDMENT, DPA 13-01, THE BUILDING ELEVATION WILL NOT EXCEED 70 FEET AS MEASURED FROM THE NEW MEASURING POINT

PROJECT PHASING

1. THIS PROJECT WILL BE DEVELOPED IN ONE PHASE
2. THE DEVELOPMENT PROGRAM HAS NO RELATIONSHIP TO THE COUNTY'S CAPITAL IMPROVEMENTS PROGRAM

PLAN LEGEND

	PROPERTY LINES		PROPOSED WATER CONNECTION		EXISTING GUY POLE		EXISTING BOLLARD		BUILDING HEIGHT MEASURING POINT
	EXISTING CABLE TELEVISION CONDUIT		PROPOSED SANITARY SEWER CONNECTION WITH STRUCTURE		EXISTING GAS VALVE		EXISTING SIGN POST		PROPOSED SILVA CELLS
	EXISTING ELECTRICAL CONDUIT		PROPOSED STORM DRAIN		EXISTING LIGHT POLE		EXISTING WOOD POST		PROPOSED STREET LIGHT
	EXISTING EDGE OF PAVEMENT		PROPOSED LIMITS OF DISTURBANCE		EXISTING PHONE PEDESTAL		EXISTING INLETS		PROPOSED FIRE HYDRANT
	EXISTING FENCE LINE		EXISTING SANITARY CLEANOUT		EXISTING PHONE MANHOLE		EXISTING CURB INLET		PROPOSED DOOR LOCATION
	EXISTING NATURAL GAS CONDUIT		EXISTING STORM DRAIN MANHOLE		EXISTING UTILITY POLE		EXISTING CONCRETE		PROPOSED FDC
	EXISTING OVERHEAD WIRES		EXISTING ELECTRICAL JUNCTION BOX		EXISTING SANITARY MANHOLE		EXISTING CURB AND GUTTER		PROPOSED TRANSFORMER
	EXISTING TELEPHONE CONDUIT		EXISTING ELECTRICAL MANHOLE		EXISTING TRAFFIC CONTROL BOX		EXISTING BUILDING		PROPOSED MOUNTABLE CURB
	EXISTING PUBLIC UTILITIES EASEMENTS		EXISTING FIRE DEPARTMENT CONNECTION		EXISTING TRAFFIC SIGNAL POLE		EXISTING STORY		GREEN ROOF BIORETENTION
	EXISTING SANITARY SEWER CONDUIT		EXISTING FIRE HYDRANT		EXISTING TREE		EXISTING ELECTRICAL TRANSFORMER		BRICK WALKWAY
	EXISTING STORM DRAIN CONDUIT		EXISTING GAS MANHOLE		EXISTING CABLE TELEVISION PEDESTAL		EXISTING ASPHALT		
	EXISTING WATER CONDUIT				EXISTING UNKNOWN UTILITY MANHOLE		EXISTING EASEMENT		
	EXISTING ZONE LIMITS				EXISTING WATER METER		EXISTING REINFORCED CONCRETE PIPE		
520	PROPOSED 10' CONTOUR				EXISTING WATER MANHOLE		EXISTING CORRUGATED METAL PIPE		
524	PROPOSED 2' CONTOUR				EXISTING WATER VALVE		EXISTING BUILDING RESTRICTION LINE		
							EXISTING RIGHT-OF-WAY		



TYPICAL SILVA CELL MEDIA SECTION
NTS

0 10' 20' 40'
1 INCH = 20 FEET

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. 820080030, INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: SJG PROPERTIES
CONTACT PERSON: ASHLEY WILTSHIRE
ADDRESS: 805 15TH ST., NW, WASHINGTON DC, SUITE 230
PHONE: 202 842 5105

SIGNATURE: _____

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

SIGNATURE	DATE
JOHN CLAPSADDLE	JUNE 9, 2016
PRINTED NAME	EXPIRATION DATE
TITLE: SR. PROJECT MANAGER	LICENSE NO. 14956

WEST LANE

Bethesda, Maryland

Applicant/Owner:
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Washington, DC 20005
202.842.5105
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Architect:
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Bethesda, MD 20814
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Alexandria, VA 22310
703.562.5519
Contact: David Judd

Traffic Engineer:
Wells + Associates
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Annapolis, MD 21401
410.266.5723
Contact: Christopher L. Kabatt

Dry Utility Engineering:
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Rockville, MD 20855
301.548.7475
Contact: Steve Richter

Civil Engineer:
VIKA
20251 Century Boulevard, Suite 400
Germantown, MD 20874
301.916.4100
Contact: William Landfair

DRAWN BY: SDG CHECKED: WRL

CERTIFIED SITE PLAN 3.13.15

NO.	DESCRIPTION	DATE

SUBMISSIONS & REVISIONS

SHEET TITLE

SITE PLAN

SCALE	DATE	PROJ #
1" = 20'	MARCH, 2015	VM1301F

DRAWING #

3OF 3

LAYOUT: SITE PLAN, Plotted By: ashar

K:\1000-1500\1301\site development\1301200-PLOT.dwg - Mar 13, 2015 AT 11:53:33 AM

If this drawing is not 24" x 36" it is a reduced print.