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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 and License No. 14879, Expiration Date: 07/02/2018.

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WILDWOOD MANOR SHOPPING CENTER

PRELIMINARY PLAN

NO. 11989271C

PROPOSED DEVELOPMENT	30,000 S.F. (1)
EXISTING MEDICAL OFFICE	3,500 S.F. (2)
EXISTING RETAIL BANK	11,000 S.F.
PROPOSED RETAIL	0.29 or 44,500 S.F.
TOTAL COMMERCIAL-FLOOR AREA RATIO	0.62 or 95,000 S.F.
PROPOSED RESIDENTIAL APARTMENTS-FLOOR AREA RATIO	0.92 or 139,500 S.F.
TOTAL DEVELOPMENT-FLOOR AREA RATIO	0.92 or 139,500 S.F.
MARKET RATE UNITS	52 UNITS (2)
MPDUS	8 UNITS (2)
TOTAL UNITS	60 UNITS (2)

Table 1: Applicable Development Standards, CRT-1.25 C-0.5 R-0.75 H-50

Section 59.4.5.2 C. (Multi Use) -CRT Standard Method Development

Required / Allowed for Multi Use	Proposed for Multi Use
1.Site	
Open Space (min)	
Open space, tract - 10,000 sf	10%
Specification for all Open Space	17%
2.Lot and Density	
Lot (min)	
Lot area	n/a
Lot width at front building line	n/a
Lot width at front lot line	n/a
Density (max)	
CRT Density, FAR (Mapped at)	CRT-1.25 - 190,458 S.F. C-0.50 - 76,183 S.F. R-0.75 - 114,275 S.F.
Coverage (max)	
Lot	n/a
3.Placement	
Principal Building Setbacks (min)-PROPOSED BUILDING	
Front setback (Private Street)	0'
Side street setback	0'
Side setback, abutting Agricultural, Rural Residential, Residential Detached or Residential Townhouse zones	12'
Section 4.1.8. A	-200'(North:R-90 Zone)
Side setback, abutting all other zones	0'
Side setback, end unit	n/a
Side setback between lot and site boundary	n/a
Rear setback, abutting all other zones	0'
Rear setback, abutting all other zones	n/a (as a "through lot" site has no rear yard)
Rear setback, alley	4'
Rear setback between lot and site boundary	n/a
Parking Setbacks for Surface Parking Lot (min)-RETAIL PARKING	
Front setback	Must be behind front building line of building in the RTA (i.e., 15' min)
Side street setback	30' (from Private Street, along new retail parking lot south of Proposed Building)
Side setback	Must be behind front building line of building in the RTA
Side setback	Must accommodate landscaping required under Section 6.2.9 (i.e., 6' min)
Rear setback	Must accommodate landscaping required Section 6.2.9
Rear setback, alley	n/a (as a "through lot" site has no rear yard)
Build-to-Area (BTA, max setback and min % of building facade)-PROPOSED BUILDING	
Front setback	15' max (from Private Street)
Building in front street BTA	70%
Side street setback	85%
Building in side street BTA	n/a
Placement	
Specifications for Built-to Area	
a. The Built-to Area maximum front or side street setback may be increased by the minimum setback necessary to avoid a planned public transportation or utility easement, or a planned public transportation or utility reservation.	
b. The Built-to Area requirements may be modified by the Planning Board during site plan review under Section 7.3.4. In approving a site plan submitted under this subsection, the Planning Board must find that the plan: (1) deviates from the Built-to Area requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.	
4.Height (in feet)	
Height (max)	
Principal building	Mapped at 50'
Accessory structures	n/a
5.Form	
Massing (max)	
Units permitted in one row	n/a
Building Orientation	
Entrance facing street or open space	Required
Entrance spacing (max)	75'
Transparency, for Walls Facing a Street or Open space	
Ground story, front (min)	60%
Ground story, side (min)	30% Min.
Ground story, rear (min)	21%
Upper story (min)	20% Min.
Blank wall, front (max)	25' (See Note 5)
Blank wall, side/rear (max)	25' (See Note 5)
Specification for Building Orientation and Transparency	
a. Building Orientation and Transparency requirements may be modified by the Planning Board in a site plan submitted under this subsection, the Planning Board must find that the plan (1) deviates from the Building Orientation and Transparency requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.	
Allowed Building Elements	
Galleries/Awning	Yes
Porch/Stoop	Yes
Balcony	Yes

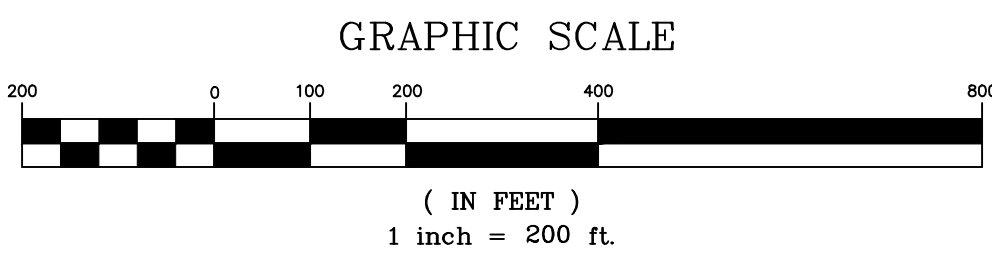
NOTES:
1. Storage not included in FAR Calculations.
2. Gross Floor Area per Ala Survey prepared by Macris, Hendricks, & Glascock, PA dated July 2015
3. Build-to Area defined as 30' minimum per the Rock Spring Master Plan, adopted November 14, 2017.
4. Multi Use Building
5. Pursuant to Section 4.1.7.2.2.b (Measurement and Exceptions), a Blank wall is the area of the exterior street facing facade of a building that does not include windows or doors, or columns, pilasters, or other articulation greater than 8 inches in depth.

MIN.	MAX.	PROPOSED
0.0 (MIN)	120.0 (MAX)	50' (Min.)
0		0
RETAIL (13,578 S.F.) 3.5:1K (MIN) 6.0:K (MAX)	47.5 (MIN)	81.5 (MAX)
COMMERCIAL PARKING SUBTOTALS	77.5 (MIN)	201.5 (MAX)
MARKET RATE UNITS - 52		78 (Min.)
1 BDRM (25) 1.25 SPACES PER UNIT	28.8 (BASE)	
2 BDRM (18) 1.50 SPACES PER UNIT	27.0 (BASE)	
3 BDRM (11) 2.00 SPACES PER UNIT	22.0 (BASE)	
MPDUS - 8		
1 BDRM (3) 1.25 SPACES PER UNIT X .50	3.75 (BASE)	
(SECT 6.2.3.1.2)	3.2 (REDUCTION)	
2 BDRM (3) 1.50 SPACES PER UNIT X .50	4.50 (BASE)	
(SECT 6.2.3.1.2)	1.9 (REDUCTION)	
RESIDENTIAL PARKING SUBTOTAL	83	83 (Min.)
TOTAL PARKING SPACES	161 TO 286 SPACES	254 SPACES (See Note 5)
MOBILEVEHICLE - SECT. 6.2.3.1.2	5-1 SURFACE, 4 GARAGE (See Note 7)	5-1 SURFACE, 4 GARAGE (See Note 7)
ACCESSIBLE SPACES	2% or 3	10 - 5 SURFACE, 5 GARAGE (See Note 5 and 7)
CARE SHARE - SECT. 6.2.3.1.2	1	1 (See Note 8)
CHARGING STATION SECT. 6.2.3.1.2	1	1 (See Note 7)
BICYCLE SECT. 6.2.3.1.2		
RESIDENTIAL (60 UNITS)	0.5 UNIT - 30	30 (See Note 9)
MEDICAL (30,000 S.F.)	1 ST / 29 LT	4 ST / 29 LT (See Note 5)
	1.0 ST - 6	7
	1 ST / 5 LT	2 ST / 5 LT (See Note 5)
RETAIL (13,578 S.F.)	1.0/10K - 2	4
	1 ST / 1 LT	2 ST / 1 LT
TOTAL BICYCLE SPACES	8 ST / 33 LT	8 ST / 33 LT (See Note 5)

NOTES:
5. The site currently contains 202 spaces (194 standard and 8 Accessible). As part of this development 92 surface spaces will be removed. Upon completion of work the site will contain the following:
11) SURFACE SPACES (ONE STANDARD, 5 ACCESSIBLE SPACES, 1 MO) AND 143 STRUCTURED SPACES (110 STANDARD, 24 COMPACT, 9 ADA ACCESSIBLE, AND 4 MC SPACES (2.0% of total)).
6. (4) SHORT TERM PROVIDED BY (4) SINGLE 2 SPACE BIKE RACKS (33) LONG TERM PROVIDED IN GARAGE
7. Included in total parking provided.
8. Car charging spaces and Care share spaces included in summary above as standard space
9. The Applicant may provide additional bicycle spaces above the Code minimum of 30 spaces within the Garage



LOCAL AREA MAP



NUMBER SHEET TITLE

PP-1.0	Overall Preliminary Subdivision Plan	1 of 4 *
PP-1.1	Planning Board Resolution	2 of 3 **
DM-1.0	Existing Conditions Plan	3 of 4 **
PP-1.3	Preliminary Subdivision Plan	4 of 4 **
FC-1.0	Preliminary/Final Forest Conservation	1 of 2 **
FC-1.1	Preliminary/Final Forest Conservation	2 of 2 **
LS-1.01	Overall Landscape Plan	1 of 1 **
E-2	Lighting/Photometric Plan	1 of 2 **
E-3	Light Fixtures	2 of 2 **

* Plan revised as part of this amendment
** New plan, not part of previous application/approved Site Plan

PREVIOUS SUBMISSIONS AND APPROVALS

NOVEMBER 2007: SPECIAL EXCEPTION (CASE #CBA-1667) FOR MEDICAL OFFICE BUILDING IN R-90 ZONE.

NOVEMBER 2007: THE COUNTY COUNCIL FOR MONTGOMERY COUNTY APPROVED A ZONING APPLICATION TO RECLASSIFY PROPERTY FROM R-90 TO OM ZONE . CASE #G-851

NOVEMBER 2007: THE COUNTY COUNCIL FOR MONTGOMERY COUNTY APPROVED A SCHEMATIC DEVELOPMENT PLAN AMENDMENT, RE: #SDPA 12-01.

JANUARY 22, 2009 THE MNCP&PC PLANING BOARD APPROVED PRELIMINARY PLAN AMENDMENT (MNCPPC# 11989271A) TO INCREASE GROSS FLOOR AREA OF OFFICE AND BANK

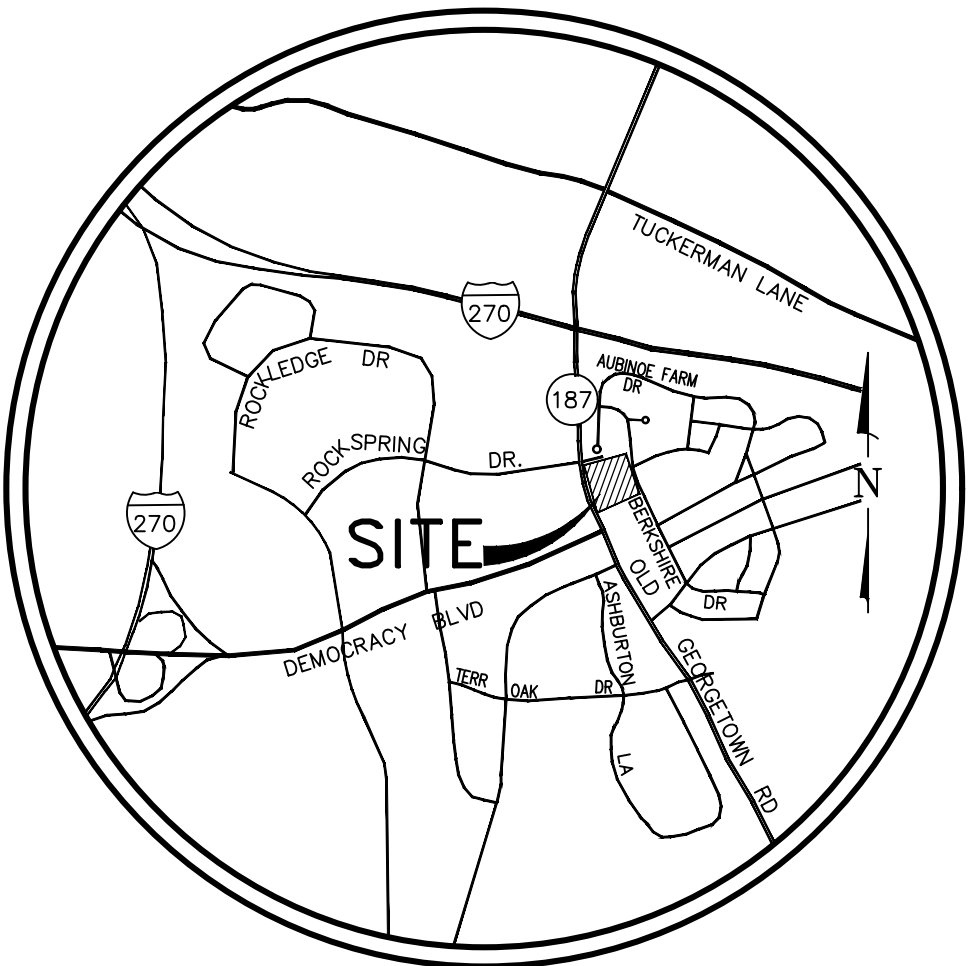
JANUARY 22, 2009 THE MNCP&PC PLANING BOARD APPROVED SITE PLAN AMENDMENT (MNCPPC# 820080240) TO INCREASE GROSS FLOOR AREA OF OFFICE AND BANK

JANUARY, 2013 THE MONTGOMERY COUNTY BOARD OF APPEALS HAS APPROVED A SPECIAL EXCEPTION AMENDMENT (CASE #S-2830) TO CONVERT UNBUILT OFFICE TO RESIDENTIAL USE

A SITE PLAN AMENDMENT, (MNCPPC#82008024A) WAS SUBMITTED FOR REVIEW AND WITHDRAWN BY APPLICANT

A PRELIMINARY PLAN AMENDMENT, (MNCPPC# 11989271B) WAS SUBMITTED FOR REVIEW AND WITHDRAWN BY APPLICANT

EXISTING	Legend	PROPOSED
Asphalt Paving	Concrete	
Curb & Gutter	Sign	
Utility Pole	Light Pole	
Light Pole	Electric	
Electric	6" SEW. CLEAN OUT	
EX. 8" SEW.	24" RCP	
EX. 15" S/D	Storm Drain	
EX. 6" WAT	Water Line	
EX. 6" HP GAS	Fire Hydrant	
EX. TELE	Gas	
Buildings	TELE	
Fence	Building Restriction Line	
Limit of Disturbance	Property Line	



VICINITY MAP
SCALE 1"=2,000'

PROPERTY INFORMATION

SUBJECT PROPERTY: PARCEL 'C', WILDWOOD MANOR SHOPPING CENTER, PLAT #24091
10401 OLD GEORGETOWN ROAD, BETHESDA
TAX ACCOUNT NO.07--03669303

TOTAL LOT AREA: 152,334 S.F. OR 3.497 AC

-PARCEL D (MEDICAL OFFICE/PROP. RESIDENTIAL)
-PARCEL E (EXISTING BANK)
-PRIVATE STREET

PROPOSED SUBDIVISION: THREE PARCELS
ZONING CLASSIFICATION: CRT-1.25 C-0.5 R-0.75 H-50
PROPOSED USE: BANK, MEDICAL OFFICE, RETAIL & RESIDENTIAL APARTMENTS

SEWER CATEGORY: S-1
WATER CATEGORY: W-1 COMMUNITY SYSTEM
THE MONTGOMERY COUNTY HEALTH DEPARTMENT RECORDS DO NOT INDICATE ANY WELL OR SEPTIC AREAS ON THE PROPERTY

PRELIMINARY PLAN OF SUBDIVISION NOTES

- THE TOPOGRAPHY SHOWN IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. WITH 2' CONTOUR INTERVALS, AND SUPPLEMENTED WITH SITE PLANS PREPARED FOR THE EXISTING BANK, VERTICAL DATUM BASED ON NGVD 29 AND SUPPLEMENTED WITH AVAILABLE UTILITY RECORDS.
- BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PREPARED BY MACRIS, HENDRICKS & GLASCOCK, P.A. SUPPLEMENTED WITH RECORDED DEEDS & PLATS
- EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
- A NATURAL RESOURCES INVENTORY MAP/FOREST STAND DELINEATION PLAN (#nri/fsd 420160360) WAS APPROVED FOR THIS PROPERTY 09/15/2015.
- A STORMWATER MANAGEMENT CONCEPT (SM FILE #XXXX) FOR THIS PROPERTY WAS APPROVED BY MCDPS ON X/XX/XXXX
- THIS SITE IS WITHIN THE ROCK SPRING AND NORTH BETHESDA/GARRETT PARK MASTER PLAN AREAS.
- THE SITE IS TRIBUTARY TO THE LOWER ROCK CREEK WATERSHED. THE STATE OF MARYLAND HAS DESIGNATED THIS PORTION OF THE WATERSHED USE 1-P. THE SITE CONTAINS NO FLOODPLAIN, WETLANDS, OR STREAMS.
- THIS PLAN IS NOT FOR CONSTRUCTION PURPOSES.
- PROPERTY LINES AND AREAS ARE SUBJECT TO ADJUSTMENT AT FINAL PLAT COMPUTATIONS.
- THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION, AND SIDEWALKS SHOWN ON THIS PRELIMINARY PLAN OF SUBDIVISION ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT. PLEASE REFER TO THE ZONING DATA TABLE FOR DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- SERVICING UTILITY COMPANIES INCLUDE:
WATER & SEWER: WSSC
NATURAL GAS: WASHINGTON GAS
ELECTRIC: PEPCO
TELEPHONE: VERIZON

11. PROJECT TO BE CONSTRUCTED IN ONE (1) PHASE.

THE COUNTY COUNCIL FOR MONTGOMERY COUNTY APPROVED A SCHEMATIC DEVELOPMENT PLAN AMENDMENT, RE: #SDPA 12-01.

THE MONTGOMERY COUNTY BOARD OF APPEALS HAS APPROVED A SPECIAL EXCEPTION AMENDMENT, RE: S-2830.

A SITE PLAN AMENDMENT, RE: #820080240, HAS BEEN SUBMITTED FOR CONCURRENT REVIEW WITH THIS PRELIMINARY SUBDIVISION PLAN AMENDMENT.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

Date

Macris, Hendricks, & Glascock, P.A.
By: Barry E. Hoyle
Professional Land Surveyor
Maryland Reg. No. 21135

WILDWOOD MANOR
SHOPPING CENTER
PARCEL C

PP -1.0

PROJECT NO. 04.314.55

SHEET NO. 1 OF 3

The Preliminary Subdivision Plan 11989271B was withdrawn by the applicant. No Planning Board action or approvals were obtained.



FEB -5 2009

MCPB No. 09-11
Preliminary Plan No. 11989271A
Wildwood Manor Shopping Center
Date of Hearing: January 22, 2009

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on May 23, 2008, Wildwood Medical Center, LLC ("Applicant"), filed an application for approval of an amendment to a previously approved preliminary plan of subdivision of property that would increase the commercial floor area from 38,423 square feet to 69,893 square feet on 3.5 acres of land located in the southeast quadrant of the intersection of Old Georgetown Road (MD 187) and Rock Spring Drive ("Property" or "Subject Property"), in the North Bethesda/Garrett Park Master Plan area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan amendment application was designated Preliminary Plan Amendment No. 11989271A, Wildwood Manor Shopping Center ("Amendment" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated January 12, 2009, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staff of other governmental agencies, on January 22, 2009, the Planning Board held a public hearing on the Application (the "Hearing"); and

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to
Legal Sufficiency
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WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on January 22, 2009, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Presley, seconded by Commissioner Alfandre; with a vote of 5-0, Commissioners Alfandre, Cryor, Hanson, Presley, and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan Amendment No. 11989271A to increase the commercial floor area from 38,423 square feet to 69,893 square feet on 3.5 acres of land located in the southeast quadrant of the intersection of Old Georgetown Road (MD 187) and Rock Spring Drive ("Property" or "Subject Property"), in the North Bethesda/Garrett Park Master Plan area ("Master Plan"), subject to the following conditions:

- Approval under this Amendment is limited to one lot for a total of 69,893 square-feet of floor area, consisting of an existing 38,423-square-foot office building, a new 30,000-square-foot office building, and a new 3,470-square foot bank building with three drive-through lanes.
- The Applicant must satisfy the Policy Area Mobility Review (PAMR) test by installing and/or funding off-site non-automobile transportation improvements within the North Bethesda Policy Area equivalent to a total of 30 new peak-hour vehicular trips. Prior to certification of the site plan, the non-automobile transportation improvements and their locations must be approved by the Montgomery County Department of Transportation (MCDOT).
- Prior to the release of any building permits for each proposed use, the non-automobile transportation improvements to satisfy condition 2 above must be provided by either construction of improvements or payment of a fee in lieu of construction, as follows:
 - The Applicant must make the required payments by an acceptable financial instrument determined by MCDOT and/or the Maryland State Highway Administration (MDSHA); or
 - The Applicant must receive necessary construction permits and post bonds with the Montgomery County Department of Permitting Services (MCDFS) or MDSA.
- The PAMR improvements may be provided separately for each proposed building as follows:
 - For construction of the bank, the Applicant must provide non-automobile transportation improvements equivalent to the first five new site-generated peak-hour trips within the weekday morning and evening peak periods.
 - For construction of the office building, the Applicant must provide non-automobile transportation improvements equivalent to the remaining 25 new site-generated peak-hour trips within the weekday morning and evening peak periods.
- Prior to issuance of any building permit, the Applicant must submit a complete record plat application to M-NCPPC that shows dedication of 3.5 feet of right-of-way, for a total of 60 feet as measured from the centerline, along the property frontage for Old Georgetown Road (MD 187).
- The Applicant must provide a second westbound approach lane on the Wildwood Manor Driveway at the intersection of Old Georgetown Road. The necessary permits must be approved and the bond received by MDSA prior to the release of any building permit for the 30,000-square-foot general office building.
- The Applicant must provide bicycle parking as follows:
 - Three inverted-U bike racks, each of which must be located within 50 feet of the public entrance of the existing medical office building, proposed general office building, and bank building, respectively.
 - Six bike lockers in the garage for the proposed office building.The ultimate locations will be determined prior to certification of the site plan in coordination with an M-NCPPC bikeways planner.
- The Applicant must comply with all binding elements of Local Map Amendment G-851.
- The Applicant must comply with the conditions of the MCDOT letter dated December 17, 2008, unless otherwise amended.
- The Applicant must satisfy provisions for access and improvements as required by MDSA prior to issuance of access permits.
- No clearing or grading prior to certified site plan approval.
- Final approval of the number and location of buildings, on-site parking, site circulation, and sidewalks will be determined at site plan.
- The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution.
- All other conditions of Preliminary Plan No. 119892710 that were not modified herein, as contained in the Planning Board's opinion dated January 19, 1990, remain in full force and effect.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

- Public facilities will be adequate to support and service the area of the proposed subdivision.

Roads and Transportation Facilities

Local Area Transportation Review (LATR)

In accordance with the Local Area Transportation Review and Policy Area Mobility Review Guidelines, a traffic study was submitted to satisfy Local Area Transportation Review (LATR) because the existing and proposed land uses generate 30 or more peak-hour trips within the weekday morning and evening peak periods.

The traffic study shows the projected net increase in peak-hour trips generated by the proposed addition of office and bank uses on the site within the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.). The trips shown are total trips that include the new, diverted, and pass-by trips. The traffic study also shows the calculated Critical Lane Volume (CLV) values at studied intersections for existing, background (trips generated from approved but un-built developments in the study area), total (existing, background, and new trips), and total improved traffic conditions.

According to the traffic study, only the CLV value at the Old Georgetown Road/Rock Creek Drive/Wildwood Manor Drive intersection exceeds the congestion standard of 1,550 CLV for the North Bethesda Policy Area in the evening total traffic condition. The Planning Board's approval includes a condition that the Applicant provide a second westbound approach lane on the Wildwood Manor driveway at the intersection of Old Georgetown Road (MD 187). The increase in capacity provided by this improvement results in reducing the CLV value in the total improved traffic condition below the 1,550 standard and, thus, LATR is satisfied.

Policy Area Mobility Review (PAMR)

Under the current Growth Policy, the PAMR test requires the Applicant to mitigate the following:

- Proposed bank building: Five (or 40% of 13) new peak-hour trips within the weekday morning and evening peak periods by providing such non-automobile transportation improvements as one handicapped ramp and three static transit information signs.
- Proposed office building: 25 (or 40% of 63) new peak-hour trips within the weekday morning and evening peak periods by providing such non-automobile transportation improvements as nine handicapped ramps and five static transit information signs.

The Applicant will work with M-NCPPC Transportation Planning and Montgomery County Department of Transportation (MCDOT) staff to identify and implement feasible trip reduction measures equivalent to the required total of 30 (or 40% of 78) new peak-hour vehicular trips. The Applicant's transportation engineer has tentatively identified representative non-automobile transportation improvements above, but may select other feasible alternative improvements, such as sidewalks, bike paths, and real-time transit information signs. As described in Condition No. 2, off-site non-automobile transportation improvements must be identified, located within the North Bethesda Policy Area, and approved by MCDOT prior to certification of the site plan. These improvements must be implemented prior to release of a building permit for the appropriate building.

Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

Other Public Facilities and Services

Public facilities and services are available and will be adequate to serve the proposed development. The property is served by public water and public sewer systems. The Application has been reviewed by the Montgomery County Fire and Rescue Service who has determined that the property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses and health services, are operating according to the Growth Policy resolution currently in effect and will be adequate to serve the property. Electrical, gas, and telecommunications services are also available to serve the Property.

BE IT FURTHER RESOLVED, that the date of this Resolution is FEB -5 2009 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Robinson, with Commissioners Hanson, Robinson, Alfandre, Cryor, and Presley voting in favor of the motion, at its regular meeting held on Thursday, January 29, 2009, in Silver Spring, Maryland.

Royce Hanson, Chairman
Montgomery County Planning Board



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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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 and License No. 14879, Expiration Date: 07/02/2016.

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ARCHITECT

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TAX MAP GP 563 WSC 213 NW 06

PLAT 24901

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

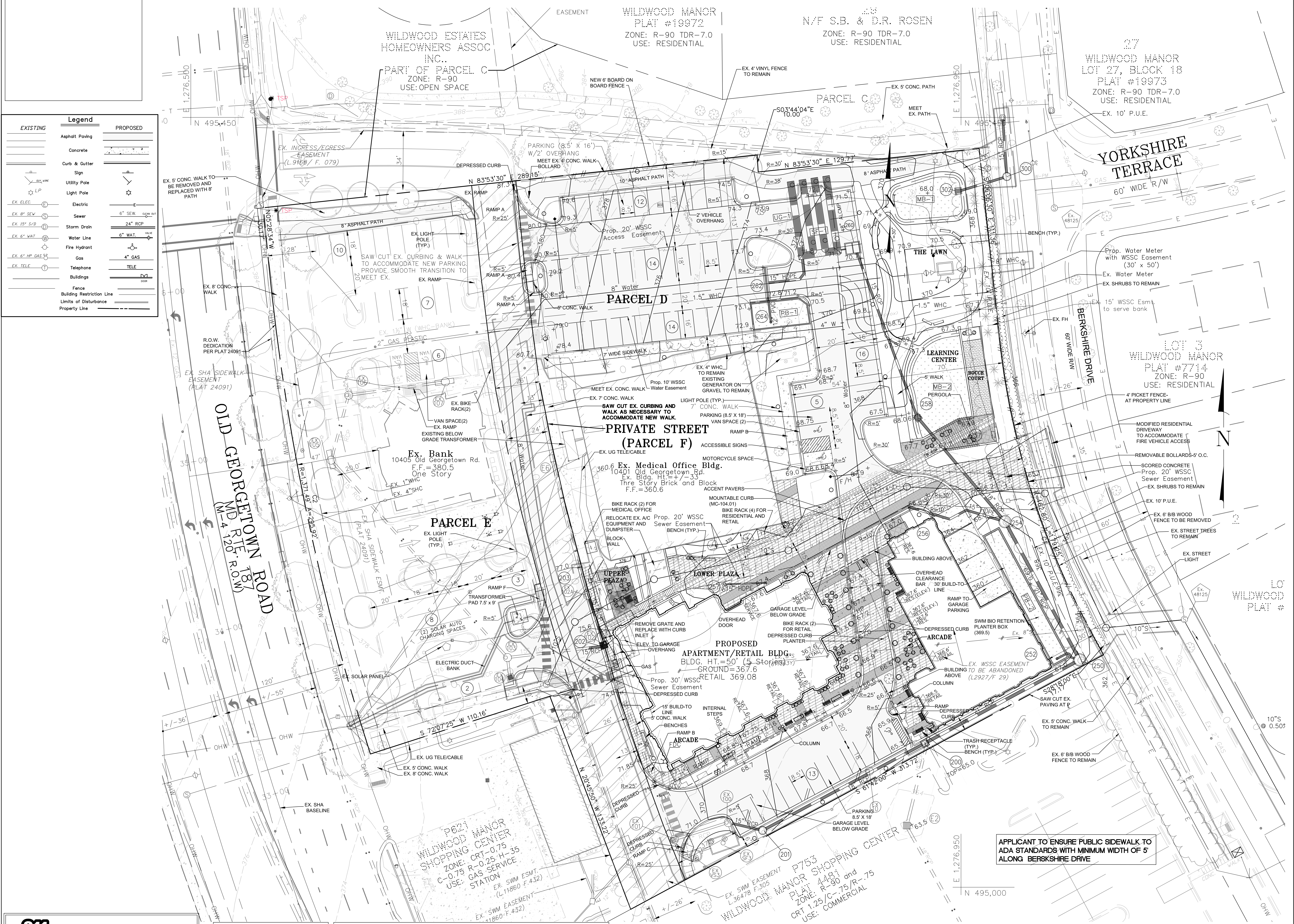
WILDWOOD MANOR
SHOPPING CENTER
PARCEL C

PROJ. MGR BJD
DRAWN BY BJD
SCALE None
DATE 12/19/2017

PRELIMINARY PLAN
RESOLUTIONS

PP-1.1

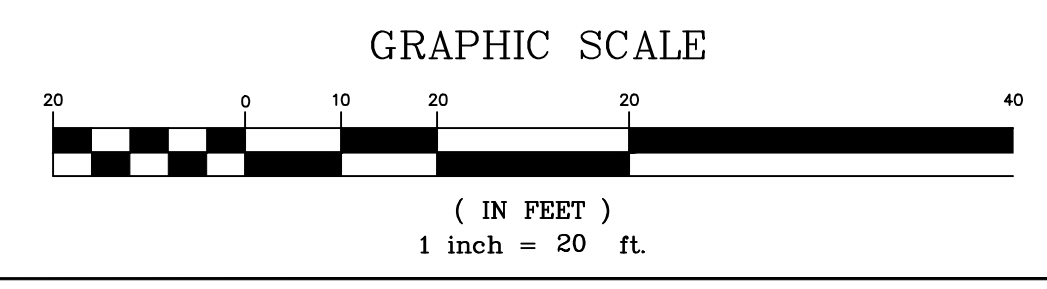
PROJECT NO. 04-314-55
SHEET NO. 2 OF 2



Legend	
EXISTING	PROPOSED
Asphalt Paving	Asphalt Paving
Concrete	Concrete
Curb & Gutter	Curb & Gutter
Sign	Sign
Utility Pole	Utility Pole
Light Pole	Light Pole
Electric	Electric
6" SEW	6" SEW
24" RCP	24" RCP
6" WAT	6" WAT
4" GAS	4" GAS
TELE	TELE
Buildings	Buildings
Fence	Fence
Building Restriction Line	Building Restriction Line
Limits of Disturbance	Limits of Disturbance
Property Line	Property Line

FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

LINE TABLE			CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
L1	N 05°22'57" W	30.14'	C1	1382.40'	301.45'	12°29'38"	151.32'	N 11°37'46" W	300.85'
L2	S 03°44'04" E	10.00'	C2	462.80'	179.25'	22°11'29"	90.76'	S 17°12'15" E	178.13'
L3	S 28°18'00" E	17.17'	C3	1371.50'	300.68'	12°29'38"	150.94'	N 11°37'46" W	300.09'



APPLICANT TO ENSURE PUBLIC SIDEWALK TO
ADA STANDARDS WITH MINIMUM WIDTH OF 5'
ALONG BERSKSHIRE DRIVE

SITE PLAN AMENDMENT #82008024B
PRELIMINARY PLAN AMENDMENT #11989271C
REVISED OFFICE USE BUILDING TO A RESIDENTIAL & RETAIL
USE BUILDING

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

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TAX MAP GP 563 WSSC 213 NW 96

PLAT 24091

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

WILDWOOD MANOR
SHOPPING CENTER
PARCEL C

PROJ. MGR BJD
DRAWN BY BJD/MDP
SCALE 1"=20'
DATE 11/20/2017

PRELIMINARY PLAN

PROJECT NO. 04-314-55
SHEET NO. 2 OF 3

PP -1.1