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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 License No. 16865, Expiration Date: 04/01/2020

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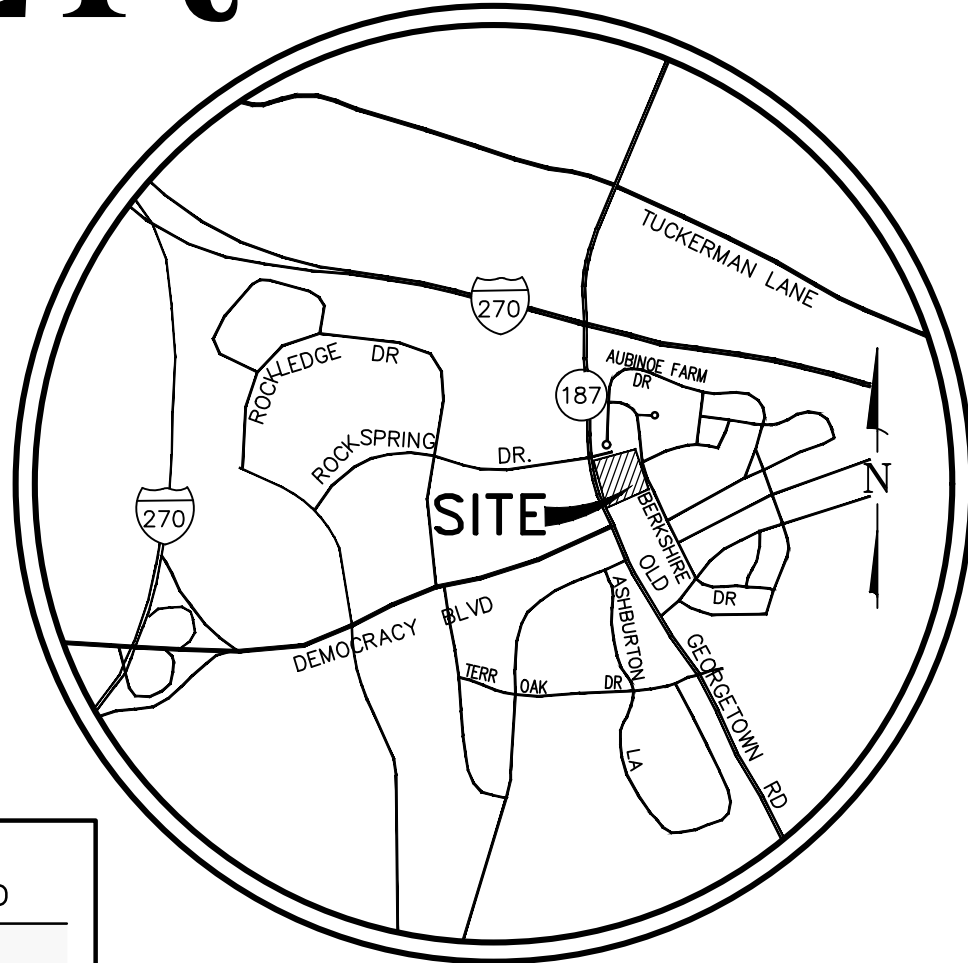
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WILDWOOD MANOR SHOPPING CENTER

PART OF PARCEL "C", PLAT #24091

SITE PLAN AMENDMENT #82008024B



VICINITY MAP
SCALE 1"=2,000'

SHEET INDEX – SITE PLAN

SP–1.0: Cover Sheet*

SP–1.1: Resolutions and Approvals

DM–1.0: Existing Conditions / Demolition Plan**

SP–2.0: Overall Site Plan*

SP–2.1: Detailed Grading Plan**

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EX–1.0: Public Open Space Exhibit**

EX–1.1: Circulation Exhibit**

FC–1.0: Forest Conservation Plan

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LS–1.02: Detailed Planting Plan

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E–2: Photometric Site Plan

1 of 1**

* 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 MNC&P&C PLANING BOARD APPROVED PRELIMINARY PLAN AMENDMENT (MNCPPC# 11989271A) TO INCREASE GROSS FLOOR AREA OF OFFICE AND BANK

JANUARY 22, 2009 THE MNC&P&C 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A SITE PLAN AMENDMENT, (MNCPPC#82008024A) WAS SUBMITTED FOR REVIEW AND WITHDRAWN BY APPLICANT

A PRELIMINARY PLAN AMENDMENT, (MNCPPC# 11989271B) WAS SUBMITTED FOR REVIEW AND WITHDRAWN BY APPLICANT

DEVELOPMENT PROGRAM:

The project is to be completed in One phase.

A residential/retail building and parking garage, removal of existing driveway, remaining parking lot, utility relocations and connections and remaining landscaping are to be installed, as shown on the Site Plan.

All on-site landscaping, lighting and amenities including sidewalks, fencing, bike and recreational facilities, and lighting must be completed within six months of the issuance of any use and occupancy permit for the residential building.

The proposed Amendment includes the following significant changes to the approved Site Plan:
–Proposed change in use from Office to Multifamily Residential and ground floor Retail
–The Applicant intends to update the parking site access, parking, and Landscape.
–Provide large common open space area and public use area

PROPOSED DEVELOPMENT		
EXISTING MEDICAL OFFICE:	30,000 S.F. (1)	
EXISTING RETAIL/BANK	3,500 S.F. (2)	
PROPOSED RETAIL	11,000 S.F.	
TOTAL COMMERCIAL-FLOOR AREA RATIO	0.29 or 44,500 S.F.	
PROPOSED RESIDENTIAL APARTMENTS- FLOOR AREA RATIO	0.62 or 95,000 S.F.	
TOTAL DEVELOPMENT -FLOOR AREA RATIO	0.92 or 139,500 S.F.	
MARKET RATE: UNITS	52 UNITS (2)	
MP/OTS	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 594.5.2.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%	17%
Specification for all Open Space		
2.Lot and Density		
Lot (min)		
Lot area	n/a	152,367 S.F. or 3.497 AC.(Gross Tract)
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.	0.92 or 139,500 S.F. 0.29 or 44,500 S.F. 0.62 or 95,000 S.F.
Coverage (max)	n/a	----
Lot	n/a	----
3.Placement		
Principal Building Setbacks (min)-PROPOSED BUILDING		
Front setback (Private Street)	0'	7' min (closest point at northwest corner of Proposed Building)
Side street setback	0'	n/a
Side setback, abutting Agricultural, Rural Residential, Residential Detached, or Residential Townhouse zones	12'	<200' (North/R-90 Zone)
Side setback, abutting all other zones	0'	8' (South)
Side setback, end unit	n/a	n/a
Side setback between lot and site boundary	n/a	n/a
Rear setback, abutting all other zones	0'	n/a (as a "through lot" site has no rear yard)
Rear setback, alley	4'	n/a
Rear setback between lot and site boundary	n/a	n/a
Parking Setbacks for Surface Parking Lot (min)-RETAIL PARKING		
Front setback	Must be behind front building line of building in the BTA (i.e., 15' min)	30' (from Private Street, along new retail parking lot south of Proposed Building)
Side street setback	Must be behind front building line of building in the BTA	n/a
Side setback	Must accommodate landscaping required under Section 6.2.9 (i.e., 6' min)	6' (South – CRT Zone)
Rear setback	Must accommodate landscaping required Section 6.2.9	n/a (as a "through lot" site has no rear yard)
Rear setback, alley	0'	n/a
Build-to-Area (BTA, max setback and min % of building facade)—PROPOSED BUILDING		
Front setback	15'	15' max (from Private Street)
Building in front street BTA	70%	85%
Side street setback	n/a	n/a
Building in side street BTA	35%	n/a
Placement		
Specifications for Build-to Area		
a.	The Build-to Area maximum front or side street setback may be increased by the minimum setback necessary to avoid a platted public transportation or utility easement, or a platted public transportation or utility reservation	
b.	The Build-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 Build-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'	50'
Accessory structure	Mapped and section 4.1.8.B	n/a
5.Form		
Massing (max)		
Units permitted in one row	n/a	n/a
Building Orientation		
Entrance facing street or open space	Required	Entrance located at northwest corner of Proposed Building fronting Private Street
Entrance spacing (max)	75'	Only one entrance provided along West elevation fronting Private Street
Transparency, for Walls Facing a Street or Open space		
Ground story, front (min)	60%	60%
Ground story, side (min)	30%	30% Min.
Ground story, rear (min)	30%	21%
Upper story (min)	20%	20% Min.
Blank wall, front (max)	25'	25' (See Note 5)
Blank wall, side/rear (max)	35'	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 under Section 7.3.4. In providing 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		
Galley/Availing	Yes	Yes
Porch/Stoop	Yes	No
Balcony	Yes	No (except 4 th Floor Terrace on East Elevation)

OFF STREET PARKING-SECT. 6.2.3	MIN.	MAX.	PROPOSED
MEDICAL OFFICE (30,000) 1.01K (MIN) 4.01K (MAX)	30.0 (MIN)	120.0 (MAX)	30 (Min.)
MED. ASST. STORAGE (6,333 S.F.)	0	0	0
RETAIL (13,578 S.F.) 3.51K (MIN) 6.01K (MAX)	47.5 (MIN)	81.5 (MAX)	48 (Min.)
COMMERCIAL PARKING SUBTOTALS	77.5 (MIN)	201.5 (MAX)	78 (Min.)
RESIDENTIAL APARTMENTS			
MARKET RATE UNITS = 52			
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)		
MPDU UNITS = 8			
1 BDRM (5) 1.25 SPACES PER UNIT X .50 (SECT 6.2.3.1.2)	3.75 (BASE)		
2 BDRM (5) 1.50 SPACES PER UNIT X .50 (SECT 6.2.3.1.2)	3.2 (REDUCTION)		
RESIDENTIAL PARKING SUBTOTAL	4.90 (BASE)		
1.19 (REDUCTION)			
TOTAL PARKING SPACES	83		83 (Min.)
MOTORCYCLE-SECT. 6.2.3.C. (Based on 249 spaces)	161 TO 286 SPACES		254 SPACES (See Note 5)
ACCESSIBLE SPACES	2% or 5		5-1 SURFACE, 4 GARAGE (See Note 7)
CARE SHARE-SECT. 6.2.3.D	5		10-5 SURFACE, 5 GARAGE (See Note 5 and 7)
CHARGING STATION-SECT. 6.2.3.E	1 (See Note 8)		1 (See Note 8)
BICYCLE-SECT. 6.2.3.F	1 (See Note 7)		1 (See Note 7)
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)
	1.02K = 6		7
	1 ST / 5 LT		2 ST / 5 LT (See Note 5)
RETAIL (13,578 S.F.)	1.010K = 2		4
	1 ST / 1 LT		2 ST / 1 LT
TOTAL BICYCLE SPACES	3 ST / 33 LT		8 ST / 33 LT (See Note 5)

- NOTES:
- 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:
111 SURFACE SPACES (105 STANDARD, 5 ACCESSIBLE SPACES, 1 MC) AND 143 STRUCTURED SPACES (110 STANDARD, 24 COMPACT, 5 ADA ACCESSIBLE, AND 4 MC SPACES (2.0% of total).
 - (4) SHORT TERM PROVIDED BY (4) SINGLE SPACE BIKE RACKS (35) LONG TERM PROVIDED IN GARAGE
 - Included in total parking provided
 - Care charging spaces and Care share spaces included in summary above as standard space
 - The Applicant may provide additional bicycle spaces above the Code minimum of 30 spaces within the Garage



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AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

FOR LANDSCAPE BUFFER AND SCREENING REQUIREMENTS
FOR PARKING AND CALCULATIONS FOR RECREATIONAL
GUIDELINES– SEE SHEET 1.01

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 82008024B, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Alvin L. Aubino, LLC Alvin L. Aubino, Company Contact Person

Address: 7507 Arlington Road, Bethesda, MD 20814

Phone: 301-986-9070

Signature: _____

DETAILED SITE PLAN COVER SHEET

SP-1.0

PROJECT NO. 04.314.55

SHEET NO. 1 OF 5

The Site Plan Amendment #82008024A was withdrawn by the applicant. No Planning Board action or approvals were obtained.



MCPB No. 09-12
Site Plan No. 820080240
Project Name: Wildwood Manor Shopping Center
Date of Hearing: January 22, 2009

FEB -5 2009

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is vested with the authority to review site plan applications; and

WHEREAS, on May 27, 2008, Wildwood medical Center, LLC ("Applicant"), filed an application for approval of a site plan to retain an existing medical office building and construct a 30,000 square foot office building, a 3,470 square-foot drive-through bank, and a parking structure ("Site Plan" or "Plan") on 3.5 acres of O-M-zoned land, located in the southeast quadrant of the intersection of Old Georgetown Road and Rock Spring Drive ("Property" or "Subject Property"); and

WHEREAS, Applicant's Site Plan application was designated Site Plan No. 820080240, Wildwood Manor Shopping Center (the "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated January 12, 2009, setting forth its analysis of, 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

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 conditions on the motion of Commissioner Presley and seconded by Commissioner Robinson; with a vote of 5-0, Commissioners Afandre, Cryor, Hanson, Presley, and Robinson voting in favor.

Approved as to
Legal Sufficiency:

CHRISTINA SORRENTI 1/22/09
MNCPPC Legal Department
3750 Georgia Avenue, Silver Spring, Maryland 20910 Chairman's Office: 301.995.6095 Fax: 301.995.1320
www.MCParksandPlanning.org E-Mail: mcp-chairman@mncppc.org

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820080240 for the retention of an existing medical office building and construction of a 30,000 square foot office building, a 3,470 square-foot drive-through bank, and a parking structure, on 3.5 gross acres in the O-M zone, subject to the following conditions:

- Preliminary Plan Conformance**
The proposed development must comply with the conditions of the approved Resolution for Preliminary Plan No. 119892710 as amended by Preliminary Plan amendment No. 11989271A.
- Development Plan Conformance**
The proposed development shall comply with the binding elements listed in the Zoning Map Amendment G-651 and the associated Schematic Development Plan listed in County Council Resolution 16-592.
- Environmental**
 - The Applicant must obtain written permission to remove any off-site trees from the respective property owner(s) and provide copies of such permission to M-NCPPC Staff prior to removal.
 - The final sediment control plan must be consistent with the final limits of disturbance (LOC) on the approved landscape plan.
- Stormwater Management**
The proposed development is subject to Stormwater Management Concept approval conditions dated October 11, 2006 unless amended and approved by the Montgomery County Department of Permitting Services and those amendments do not conflict with any approved preliminary plan or Site Plan conditions.
- Development Program**
The Applicant must construct the proposed development in accordance with a Development Program. The proposed development may be built in two phases. A development program for each phase must be reviewed and approved by M-NCPPC Staff prior to approval of the Certified Site Plan. The Development Program shall include a phasing schedule as follows:
 - All improvements, landscaping, lighting, and fencing along the northern property line must be installed in phase I as delineated within the phasing line on the site plan dated September 19, 2008.
 - Street tree planting and lighting along Old Georgetown Road must be completed within six months of the issuance of any use and occupancy permit for the bank, street tree planting, lighting, and landscaping along Berkshire Drive must be completed within six months of the issuance of any use and occupancy permit for the new office building. The wood fence along Berkshire Drive must be installed within 30 days after demolition and removal of the existing vegetation along Berkshire Drive.
 - As with the street tree planting, streetscape improvements and on-site landscaping, lighting, and amenities for each respective phase, including sidewalks, fencing, bike facilities, and lighting, must be completed within six months of the issuance of any use and occupancy permits.
 - Phasing of pre-construction meetings, dedications, sediment/erosion control, or other features.
- Clearing and Grading**
Applicant must ensure that there is no clearing or grading of the Subject Property prior to M-NCPPC approval of the Certified Site Plan.
- Certified Site Plan**
Prior to Certified Site Plan approval the following revisions shall be included and/or information provided, subject to Staff review and approval:
 - Minor corrections and clarifications to site details and labeling.
 - An additional sidewalk connection with a raised pedestrian crosswalk from the bank entrance to the sidewalk along Old Georgetown Road must be provided.
 - Final location of motorcycle spaces and exact number of parking spaces (no less than the minimum required) is to be determined.
 - Tree protection measures for trees #3, #6, #8, #13, and #14.
 - Approval by a Maryland Licensed Tree Care Expert for all tree care recommendations.
 - Minor changes to notations to ensure landscape plan is consistent with approved NRUSD.
 - Development Program, Inspection Schedule, Forest Conservation Exemption Letter, and Site Plan Resolution.

BE IT FURTHER RESOLVED that all site development elements as shown on Wildwood Manor Shopping Center drawings stamped by the M-NCPPC on September 22, 2008, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff, which the Planning 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:

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, Afandre, 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

- The Site Plan conforms to all non-illustrative elements of the development plan certified by the Hearing Examiner under Section 59-D-1.64 and all binding elements of the approved Zoning Application.*
The proposed development is consistent with the approved Schematic Development Plan and Rezoning Application G-651 regarding land use, density, building height and development guidelines. The eight (8) binding elements are met as enumerated in the Council Opinion (Resolution 16-592). Further, the "Design Criteria for Site Plan" have been followed during the detailed design phase and are met by the Site Plan.
- The Site Plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 58.*

The Site Plan meets all of the requirements of the O-M Zone as demonstrated in the following Project Data Table. In particular, the proposed development meets the requirements for density, setbacks, height, and green area. These development standards modified by the approved rezoning application have also been met.

Project Data Table			
Development Standard	Permitted/ Required	Approved witha Binding Elements	Approved by the Planning Board and Binding on the Applicant
Net Lot Area (acres)	n/a	3.5	3.5
Max. Building Coverage (%)	60	n/a	17
Max. Building Height (feet) ¹			
Existing Building	60 (5 stories)	3 stories	3 stories
Proposed Office	60 (5 stories)	3 stories	3 stories
Proposed Bank	n/a	n/a	1 story
Max. Floor Area Ratio (FAR)	1.5	0.48	0.48
Min. Building Setbacks (feet)			
Old Georgetown Road Right-of-Way	15	50	50
Berkshire Drive Right-of-Way	15	130	145
Property Line (R-60 Zone)	14	18	18
Min. Green Area (%)	10	n/a	35

¹ The maximum height in feet will be determined at certified site plan. The proposed office building will be no more than 4 feet higher in elevation than the existing office building and no higher than 56 feet from any grade along the building to the roof surface.

Min. Parking Spaces	274	n/a	284
---------------------	-----	-----	-----

- The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*
 - Locations of buildings and structures**
The proposed building provides a relatively low-density set of office uses (0.48 FAR proposed/1.5 FAR allowed), which is an appropriate scale between the nearby commercial areas and the neighborhood to the northeast. The design and layout of the buildings are compatible with the surrounding structures in terms of massing, detailing, and height. Because of the limits placed on the property by the binding elements and the fact that dwellings in the O-M zone require a special exception, the design is limited but the layout of the buildings is adequate, safe, and efficient.
 - Open Spaces, Landscaping, & Lighting**
The plan proposes 35% green area, which is 25% more than required. Most of this area is used as landscaped space providing a buffer between the site and adjacent residential neighborhood. This is planted in a mix of trees and shrubs providing adequate, safe, and efficient screening between the two uses. The remaining green area is devoted to lawn panels and internal parking islands with a mix of trees. These plantings will increase biomass and canopy on site and provide a more adequate, safe, and efficient landscape.

Pole-mounted street lights line some of the pedestrian walks, while more traditional overhead luminaires light most of the parking areas. These fixtures, in conjunction with building-mounted lights, provide an adequate, safe, and efficiently lit environment at night.
 - Recreation Facilities**
There are no required recreation facilities for this use because these are commercial uses.
 - Pedestrian and Vehicular Circulation Systems**
Vehicular access is more safe and efficient given the upgrades and modifications to the entry point and internal driveways. Surface parking area is decreased through the use of structured parking below and adjacent to the proposed office building and there is a greater amount of permeable area within the parking facility. The number of sidewalks has increased, providing greater connectivity and safer passage for pedestrians walking from the adjacent neighborhood to the site or beyond to the nearby commercial areas. As conditioned, the vehicular and pedestrian entrances, sidewalks, drives, and parking provide an adequate, safe, and efficient building on the Subject Property.
- Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The buildings are compatible with the existing medical building regarding massing, scale, detailing, and layout. Given the setbacks and landscaped buffers, the proposed buildings and structures are also compatible with the adjacent residential uses. Pedestrian connections also add to the compatibility with the adjoining residential and commercial uses.

- The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The subject Site Plan is exempt from forest conservation law.

The proposed stormwater management concept consists of on-site channel protection measures via a waiver due to existing site conditions; on-site water quality control via low based stormfilters and a green roof on the commercial building; and on-site recharge is not required.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

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).

* * * * *



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TAX MAP GP 563 WSSC 213 NW 06

PLAT 24091

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

WILDWOOD MANOR
SHOPPING CENTER
PARCEL C

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

RESOLUTIONS and
APPROVALS

SP-1.1

PROJECT NO.	04.314.55
SHEET NO.	2 OF 5



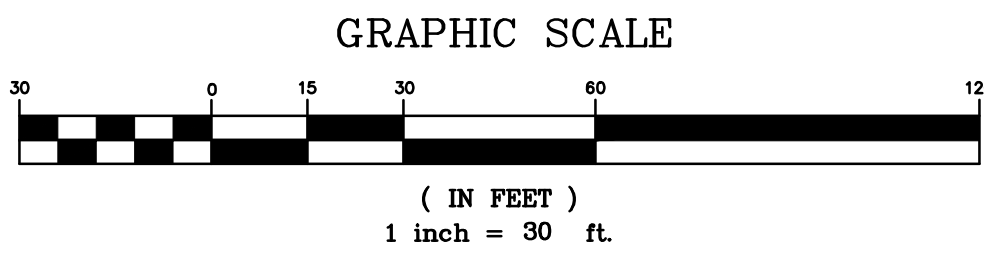
Legend			
	Gas		Paving
	Telephone		Curb & Gutter
	Buildings		Sign
	Concrete		Utility Pole
	Spot Elevation		Lamp Post
	Contour		Post or Bollard
	Test Pit		Trees
	Existing Trees to be Removed		Electric
			Overhead Wires
	EX. 8\"/>		Sanitary Sewer
	EX. 15\"/>		Storm Drain
	EX. 6\"/>		Water Line
			Fire Hydrant

DEMOLITION NOTES

- Contractor is to walk the site and familiarize himself with the scope of demolition required prior to submitting bids. Any questions as to the nature or method of construction shall be submitted prior to bids. The Contractor shall make all inspections necessary in order to determine the full extent of all site work required to execute the completed work in conformance to the drawings and specifications. The pre-bid inspection shall include but not limited to type of equipment and facilities, quality, and quantity of surface and subsurface materials needed for the execution of the work.
- Removal/Demolition shall include, but is not limited to the excavation, removal hauling, and proper disposal of concrete pads, foundations, slabs, steps, Sub base material, piping and structures, abandoned or removed utilities, light poles, and bituminous pavements.
- The Contractor shall protect all existing features to remain on the property not to be demolished.
- Individual trees and tree areas indicated on the plan to remain shall be protected by temporary fencing. See Forest Conservation Plan for additional information.
- Electric, Telephone, Natural Gas, Sanitary Sewer, Water, and Storm Drainage that service the existing buildings shall be coordinated with the Architectural drawings.Conversion from existing to new service to be coordinated with the Owner
- All disturbed areas (due to Contractor's activities) not under proposed pavements or building shall be stabilized by placement or existence of a minimum of 5 inch depth topsoil and seeding or sodding as per the specifications.
- The Contractor shall remove and dispose of excess earth, demolish concrete, bituminous material (including sub base), rubbish, trash, fallen trees, and debris off site. Borrow for the site shall be obtained in a manner which conforms with Montgomery County-Dept. of Permitting services requirements.
- The locations of existing utilities on these drawings are approximate and based on record information. However, it is the Contractor's responsibility to locate all utilities within the area of construction prior to commencing work. The Contractor shall contact "Miss Utility", utility company representative, perform test pits, review current test pit data, and whatever other operations available, to insure the exact horizontal and vertical location of all utilities, in the area of construction. The Contractor shall notify the owner of any potential conflicts or discrepancies between actual locations and those of the plans prior to commencing construction and purchase of materials.
- No excavation shall begin until the location of existing utilities have been determined. Call "Miss Utility" at 1-800-257-7777 48 hours prior to the start of work.
- It shall be the Contractor's responsibility to obtain all the necessary permits for demolition, utility construction, and/or relocation prior to execution of work.
- Joints between existing bituminous pavement or concrete to remain and proposed pavement shall be clean, smooth, unbroken, and saw cut. Saw cut joint shall be tacked prior to placement of new pavement and final joint sealed.
- The Contractor shall contact Washington Suburban Sanitary Commission - System Maintenance before excavating beneath or in the vicinity of existing water and sewer mains. Backfill to be done under the supervision of Washington Suburban Sanitary Commission. Call (301) 206-8246.
- Proposed paving and curbing to meeting existing; transition to be made in line and on grade or as directed by the Owner's inspector and/or the engineer. Contractor shall provide smooth transition and maintain positive drainage.
- The Contractor shall refer to the Architectural drawing for all building dimensions and additional information regarding demolition.
- See Mechanical and Plumbing plans for horizontal and vertical locations of utilities at buildings.
- Except where specifically noted, all existing trees within the LOD to be removed. See Simplified Natural Resource Inventory/ Forest Stand Delineation and Landscape and Plans.
- The GEOTECHNICAL ENGINEER SHALL IDENTIFY ANY PAVEMENT AREAS THAT NEED TO BE REPAIRED OR REPLACED. CONTRACTOR SHALL SAW CUT ANY AREAS IDENTIFIED AND PROVIDE REMEDIATION AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT THE PAVEMENT SECTIONS SHOWN HEREON CONSIDER POST-CONSTRUCTION TRAFFIC CONDITIONS ONLY, AND DO NOT ACCOUNT FOR CONSTRUCTION TRAFFIC LOADING. CONSTRUCTION TRAFFIC LOADING CONDITIONS MAY BE MORE SEVERE THAN THE POST-CONSTRUCTION CONDITIONS AND MAY RESULT IN SUBGRADE AND PAVEMENT FAILURES THE REPAIR OF WHICH WILL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHOULD CONSIDER THE DESIGNATION OF HAUL ROUTES WHERE THE THICKNESS OF THE AGGREGATE SUBBASE OR THE ASPHALT BASE COURSE IS INCREASED TO ACCOUNT FOR CONSTRUCTION TRAFFIC LOADING CONDITIONS.

DEMOLITION KEY NOTES

- Saw cut and Remove Existing Concrete walk as necessary to accommodate new work. Provide smooth transition and maintain positive drainage.
- Saw cut and Remove existing Bituminous Pavement as necessary to accommodate new work. Provide smooth transition and maintain positive drainage.
- Remove and Relocate Existing Sanitary Sewer. Sewer relocation per WSSC Standards and Specifications. See WSSC Sewer Extension Plan for additional information. Coordinate relocation and new connections with Owner and Architectural/MEP Drawings. Contractor is responsible to maintain continuous sewer service to existing Buildings/Tenants.
- Remove Existing 4" Water Meter and Water House Connection. Abandonment of Meter per WSSC Standards and Specifications. See WSSC On-Site Plan for additional information. Coordinate reconnection with Owner and Architectural/MEP Drawings. Contractor is responsible to maintain continuous water service to existing Buildings/Tenants.
- Remove Existing condenser units. Contractor to coordinate with Mechanical and Electrical Plans for termination of electrical power and salvage of equipment. Contractor is responsible to maintain continuous electric service to existing Buildings/Tenants.
- Remove Existing Fencing. Coordinate with Owner and Architect for any removal of fencing along property boundary.
- Remove Existing Trees and Understory. Grind down stump and remove all debris and branches.
- Remove Existing Light Poles. Coordinate removal and salvage with Owner/Architect.
- Remove Existing Storm Drain and associated structures.
- Remove Existing Concrete Walk
- Remove Existing foundation shrubs. Clean up planting beds and prepare for new plantings. See Landscape Plan.
- Remove Existing Wood and Masonry Retaining Wall. See Architectural Plans.
- Remove Existing shrubs to accommodate new Fire Access Lane



811
Know what's below.
Call before you dig.

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

SITE PLAN AMENDMENT 82008024A
REVISED OFFICE USE BUILDING TO A RESIDENTIAL & RETAIL
USE BUILDING & ADDED TOWNHOUSES

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. 14879, Expiration Date: 07/02/2031.

ALVIN L. AUBINOE, INC.
7505 ARLINGTON ROAD
BETHESDA, MD 20814
301-656-9000
EMAIL:ala@ala-inc.com

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Phone: (301) 762-5212

ARCHITECT
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7508 WISCONSIN AVENUE
FOURTH FLOOR
BETHESDA, MD, 20814
CHRIS COLROSS
Phone: (301) 652-6263

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP FIG 963 WSSC 213 NW 06

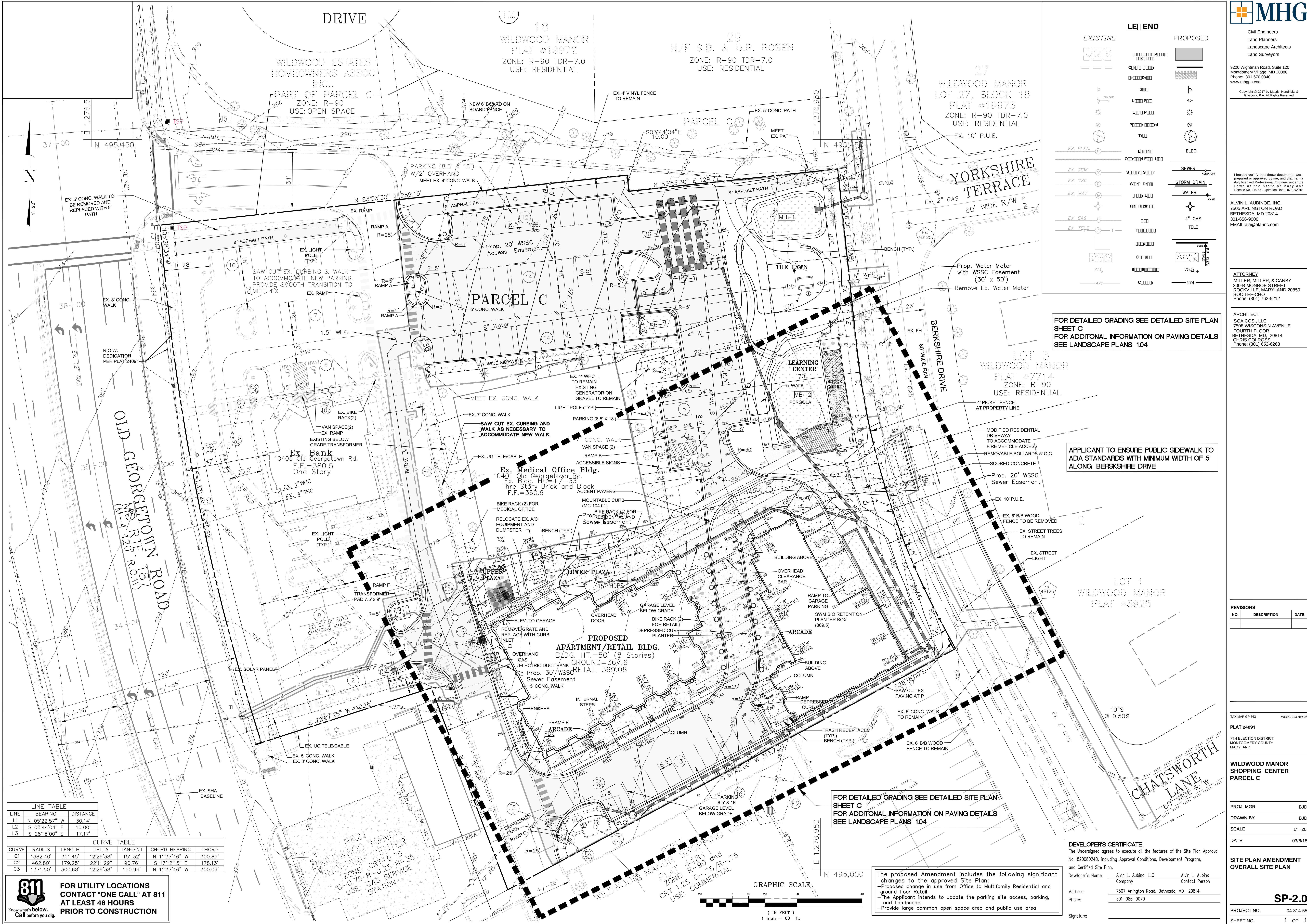
PLAT 24091

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**WILDWOOD MANOR
SHOPPING CENTER
PARCEL C**

PROJ. MGR	BJD
DRAWN BY	BJD
SCALE	1"= 30'
DATE	05/30/2018

EXISTING CONDITIONS
DEMOLITION PLAN



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 05°22'57" W	30.14'
L2	S 03°44'04" E	10.00'
L3	S 28°18'00" E	17.17'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING
C1	1382.40'	301.45'	12°29'38"	151.32'	N 11°37'46" W 300.85'
C2	462.80'	179.25'	22°11'29"	90.76'	S 17°12'15" E 178.13'
C3	1371.50'	300.68'	12°29'38"	150.94'	N 11°37'46" W 300.09'



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EXISTING

EX. ELEC.

EX. SEW.

EX. S/D.

EX. WAT.

EX. GAS.

EX. TELE.

PROPOSED

ELEC.

SEWER

STORM DRAIN

WATER

4" GAS

TELE

FOR DETAILED GRADING SEE DETAILED SITE PLAN
SHEET C
FOR ADDITIONAL INFORMATION ON PAVING DETAILS
SEE LANDSCAPE PLANS 1.04

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

FOR DETAILED GRADING SEE DETAILED SITE PLAN
SHEET C
FOR ADDITIONAL INFORMATION ON PAVING DETAILS
SEE LANDSCAPE PLANS 1.04

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 820080248, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Alvin L. Aubino, LLC Alvin L. Aubino
Company Contact Person

Address: 7507 Arlington Road, Bethesda, MD 20814

Phone: 301-986-9070

Signature: _____

SP-2.0

PROJECT NO. 04-314-55

SHEET NO. 1 OF 1



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

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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: 07/02/2025.

ALVIN L. AUBINO, INC.
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EMAIL: alala@ala-inc.com

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REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP FIG 963 WSSC 213 NW 06

PLAT 24091

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**WILDWOOD MANOR
SHOPPING CENTER
PARCEL C**

PROJ. MGR	BJD
DRAWN BY	BJD
SCALE	1"=20'
DATE	03/6/18

**SITE PLAN AMENDMENT
OVERALL SITE PLAN**

E STREET

Ex. Medical Office Bldg.
10401 Old Georgetown Rd.
Ex. Bldg. Ht.=+/-33'
Three Story Brick and Block
F.F.=360.6

Prop. 20' WSSC
Sewer Easement

UPPER PLAZA

PROPOSED
APARTMENT/RETAIL BLDG.
BLDG. HT.=50' (5 Stories)
GROUND=367.6
RETAIL 369.08

Prop. 30' WSSC
Sewer Easement

ARCADÉ

ARCADÉ

FOR ADDITIONAL INFORMATION ON PAVING DETAILS
AND SITE FURNISHING SEE LANDSCAPE PLANS 104

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

The proposed Amendment includes the following significant changes to the approved Site Plan:
-Proposed change in use from Office to Multifamily Residential and ground floor Retail
-The Applicant intends to update the parking site access, parking, and Landscape.
-Provide large common open space area and public use area

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820080248, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Alvin L. Aubino, LLC Alvin L. Aubino
Company Contact Person

Address: 7507 Arlington Road, Bethesda, MD 20814

Phone: 301-986-9070

Signature: _____

NO.	DESCRIPTION	DATE

TAX MAP GP 963 WSSC 213 NW 06

PLAT 24091

7TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

WILDWOOD MANOR
SHOPPING CENTER
PARCEL C

PROJ. MGR BJD

DRAWN BY BJD

SCALE 1"=10'

DATE 06/22/18

SITE PLAN AMENDMENT
DETAILED GRADING PLAN
PEDESTRIAN PLAZA

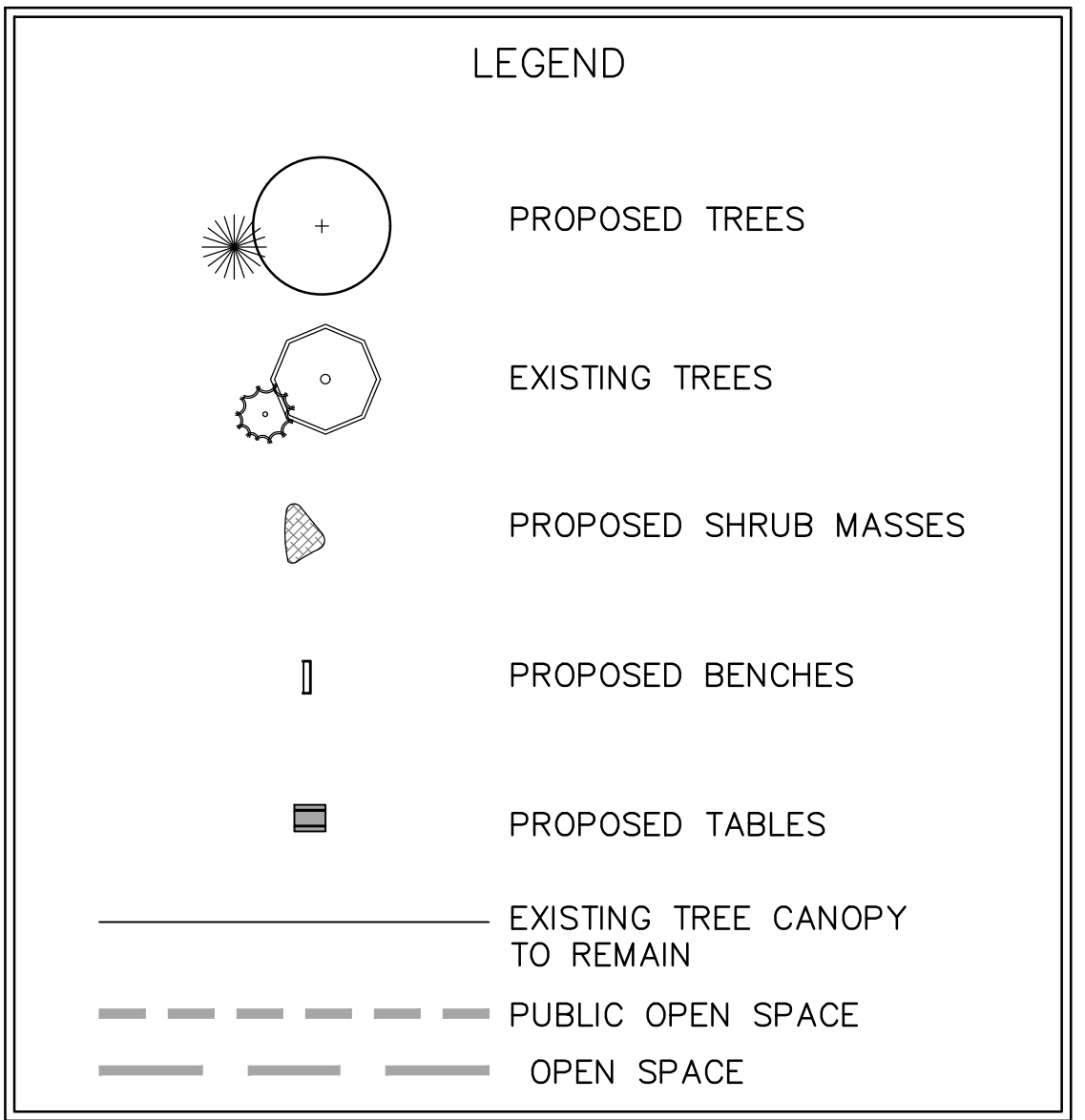
SP-2.1

PROJECT NO. 04.314.55

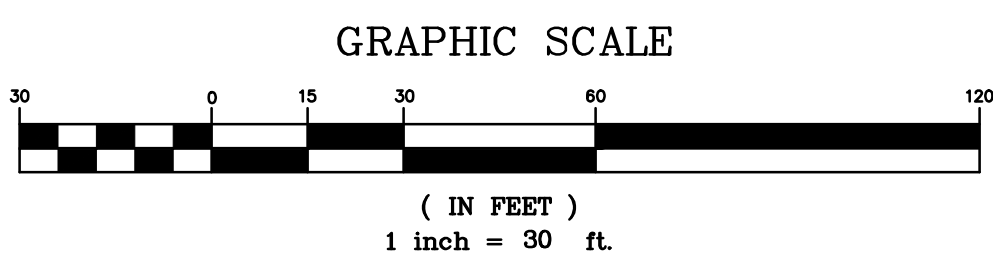
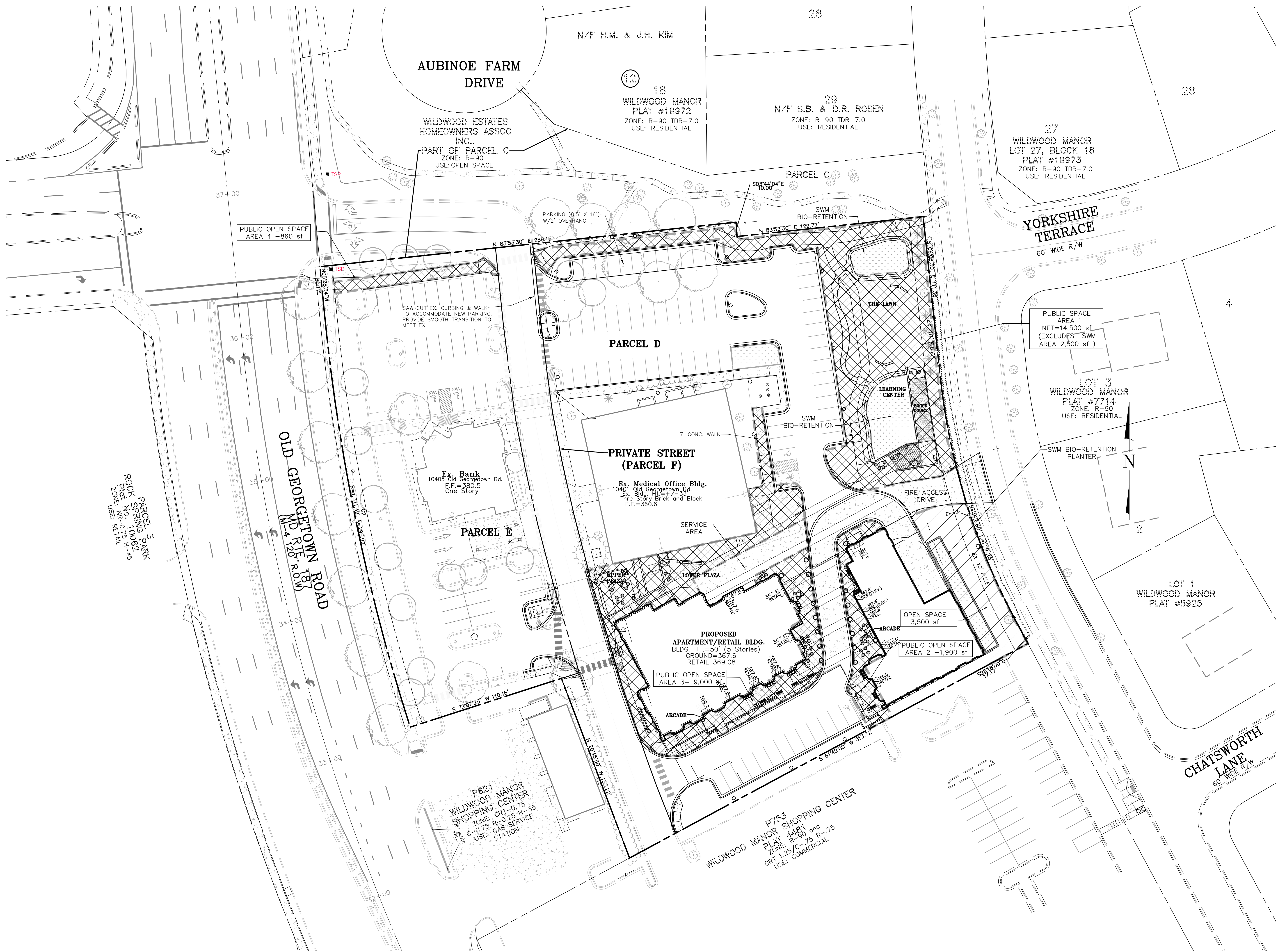
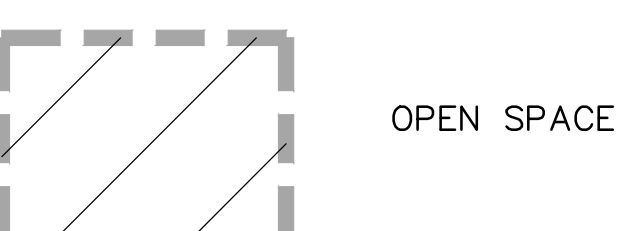
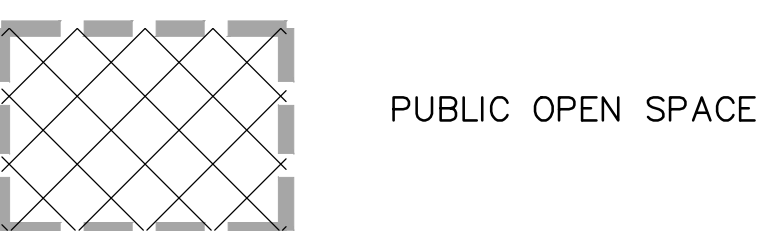
SHEET NO. 1 OF 1



FOR UTILITY LOCATIONS
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PUBLIC OPEN SPACE REQUIRED=10.0% OR 15,122 SF
PUBLIC OPEN SPACE PROVIDED=17% OR 26,260 SF
-DOES NOT INCLUDE PROPOSED SWM FACILITIES



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

SITE PLAN AMENDMENT #82008024A
PRELIMINARY PLAN AMENDMENT #11989271C

The proposed Amendment includes the following significant
changes to the approved Site Plan and Preliminary Plan:
-Proposed change in use from Office to Multifamily Residential and
ground floor Retail
-The Applicant intends to update the parking site access, parking,
and Landscape.
-Provide large common open space area and public use area