



Consent Item - Site Plan Amendment No. 82003006B, Residence Inn by Marriott (Westfarm Technology Park)

[SD] Stephanie Dickel, Senior Planner, Area 2 Division, Stephanie.Dickel@montgomeryplanning.org, 301-495-4527

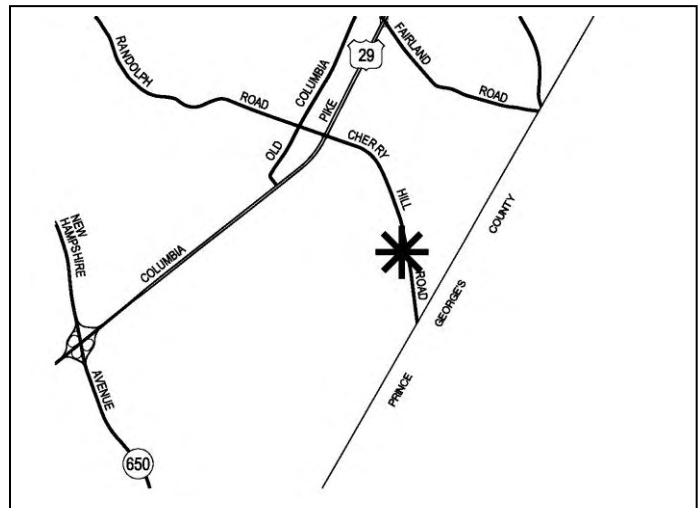
[YA] Khalid Afzal, Planner Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650

[AK] Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Completed: 3/7/13

Description

- Southwest corner of Cherry Hill Road and Plum Orchard Drive;
- 3.83 acres of I-3 zoned land within the US 29/Cherry Hill Road Employment Overlay Zone of the 1997 *Fairland Master Plan*;
- Construction of a five-foot wide sidewalk; installation of street trees and street lights and limited grading along the west side of Cherry Hill Road; public improvement easement; addition of Pepco easement; location of existing wrought iron fence; and modification to the forest conservation easement;
- Applicant: Adventist HealthCare Inc.;
- Filed on 1/31/13.



Summary

- Staff recommends approval of the Site Plan Amendment;
- The proposed project meets all development standards, zoning requirements, and compliance with previous approvals.

RECOMMENDATION

Staff recommends approval of Site Plan Amendment 82003006B, Residence Inn by Marriott (Westfarm Technology Park).

All site development elements shown on the site and landscape plans, stamped received on January 31, 2013, are required. No prior conditions need to be modified by this amendment and all previous approvals remain binding on the Applicant, except as modified by this amendment.

Site Vicinity and Description

The subject site is located in the 1997 Fairland Master Plan area, within the pending White Oak Science Gateway Master Plan area. The site is surrounded by industrial, technology, and commercial-retail uses within the Westfarm Technology Park. Opposite Plum Orchard Drive from the site are several big box retail uses (Target, Kohl's and Pet Smart) in the Orchard Shopping Center which is zoned C-6. The remaining parcels to the south and west comprise the U.S. Postal Service distribution facility, the State Highway Administration (SHA) maintenance facility, and the approved development site for Washington Adventist Hospital (Parcel RRR). The Percontee site, zoned I-2, is located south of the property with future plans for a mixed-use development.



PROPOSAL

Previous Approvals

Special Exception S-2552

The Board of Appeals granted a special exception for a four-story, 130-room extended stay hotel on Parcel GGGG, the subject property.

Site Plan

On May 22, 2003, the Planning Board approved Site Plan 820003006 for the 130-room hotel.

On March 10, 2006, Site Plan Amendment 82003006A was approved administratively for a number of architectural and site modifications and to finalize the unit mix types.

Proposed Amendment

The Applicant requests the following revisions to the approved Site Plan:

- Construction of a five-foot wide sidewalk with associated grading;
- Public Improvement Easement;
- Installation of street trees and street lights;
- Addition of a Pepco easement;
- Recognition of existing wrought iron fence approved in connection with a modification to Special Exception S-2552;
- Modification to the Final Forest Conservation Plan No. 82003006A to reduce the existing Category II Forest Conservation Easement by 0.09 acres (3,878 square feet).

The proposed changes are generated by the relocation of the Washington Adventist Hospital from Takoma Park to Parcel RRR in the Westfarm Technology Park. The special exception approval for the Hospital relocation (Case No. S-2721) requires the widening of a portion of Cherry Hill Road adjacent to Parcel GGGG. The road widening will be accommodated in the right of way; however, there are some minor impacts to Parcel GGGG due to other improvements related to the road widening.

The improvements require the construction of a five-foot sidewalk on the west side of Cherry Hill Road, installation of street trees and street lights, and limited grading associated with the sidewalk construction. The sidewalk will be located in a Public Improvement Easement. A Pepco easement is also requested for Pepco's power line feeding the street lights. These easements will ensure that these improvements can be maintained as required by the County. The final number and location of street trees and lighting will be approved by the Department of Transportation in connection with their approval of the road improvement plans.

In addition to the improvements discussed above, a wrought iron fence was erected in the spring of 2009 alongside the parking adjacent to the Cherry Hill Road right-of-way. The fence was approved in connection with a modification to Special Exception S-2552 for the Marriott Hotel. In January 2010, the Planning staff granted Marriott permission to erect the fence, which is within the Category II Forest Conservation Easement Area. The proposed site plan amendment recognizes the existing fence and its location in order to bring the site plan into conformance.

As a result of the improvements on the Property, the Final Forest Conservation Plan (No. 82003006A) needs to be amended to reduce the existing Category II Forest Conservation Easement along the west side of Cherry Hill Road by 0.09 acres (3,878 square feet). As a Category II Easement area, the majority of the trees in this area were planted as part of the development of the Hotel. The applicant has sought to minimize the grading into the Easement Area and the related impact to the trees. For the area reduction, the Applicant will pay a fee in lieu to the County, as allowed under Chapter 22A, because there is no available area on site to expand the existing Category II Forest Conservation Easement.

Community Outreach

The Applicant has met all signage, noticing, and submission requirements. The Applicant sent notice of the subject amendment to all parties of record on January 31, 2013. Staff has not received correspondence on this matter.

Analysis and Findings

The proposed modifications to the Site Plan do not alter the overall design of the development in relation to the original approval, and the proposed project remains compatible with existing and proposed development adjacent to the site. The modifications do not impact the compatibility or the efficiency, adequacy, and safety of the site with respect to structures and uses, vehicular and pedestrian circulation, open space, landscaping, or lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone, and the original Planning Board findings of approval. All previous approvals remain in full force and effect, unless amended by the applicable Review Body, as modified by this Amendment.

SD:ha: N:\Area 2 Division\Dickel, Stephanie\82003006B-Marriott Westfarm\82003006B staff reports\Consent agenda final.doc\

Attachments:

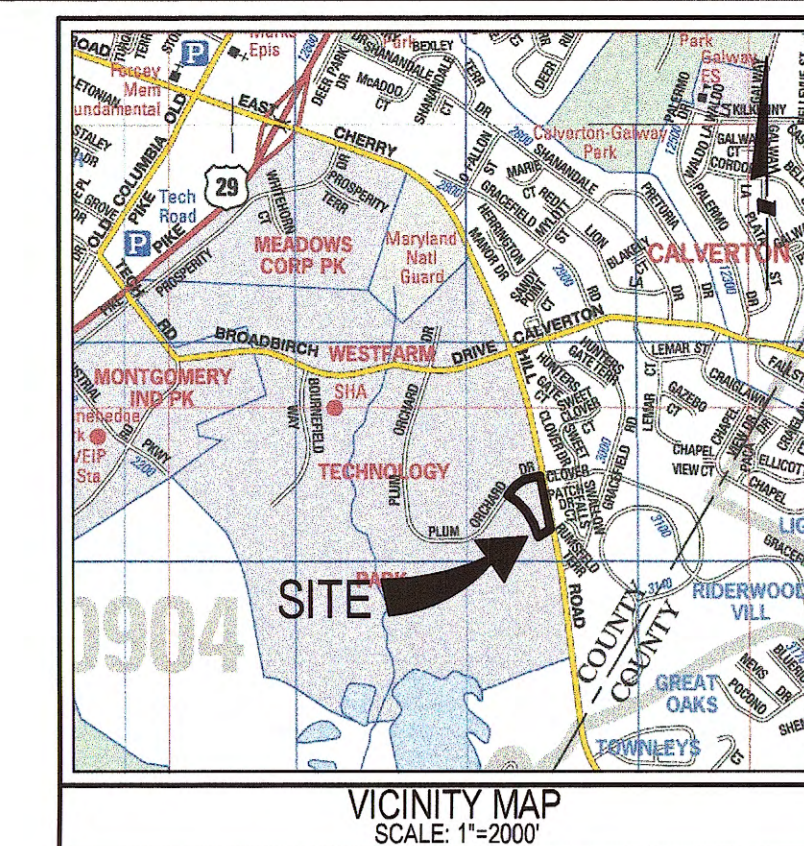
- A. Proposed Site Plan
- B. Proposed Landscape Plan
- C. Forest Conservation Plan exhibit
- D. Draft Resolution

The original of this drawing document was prepared by Loiederman Soltesz Associates, Inc. (LSA) if this document was not obtained directly from LSA and/or it was transmitted electronically, LSA cannot guarantee that unmodified changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with LSA. LSA makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

ATTACHMENT A

Residence Inn by Marriott

Site Plan Amendment #82003006B



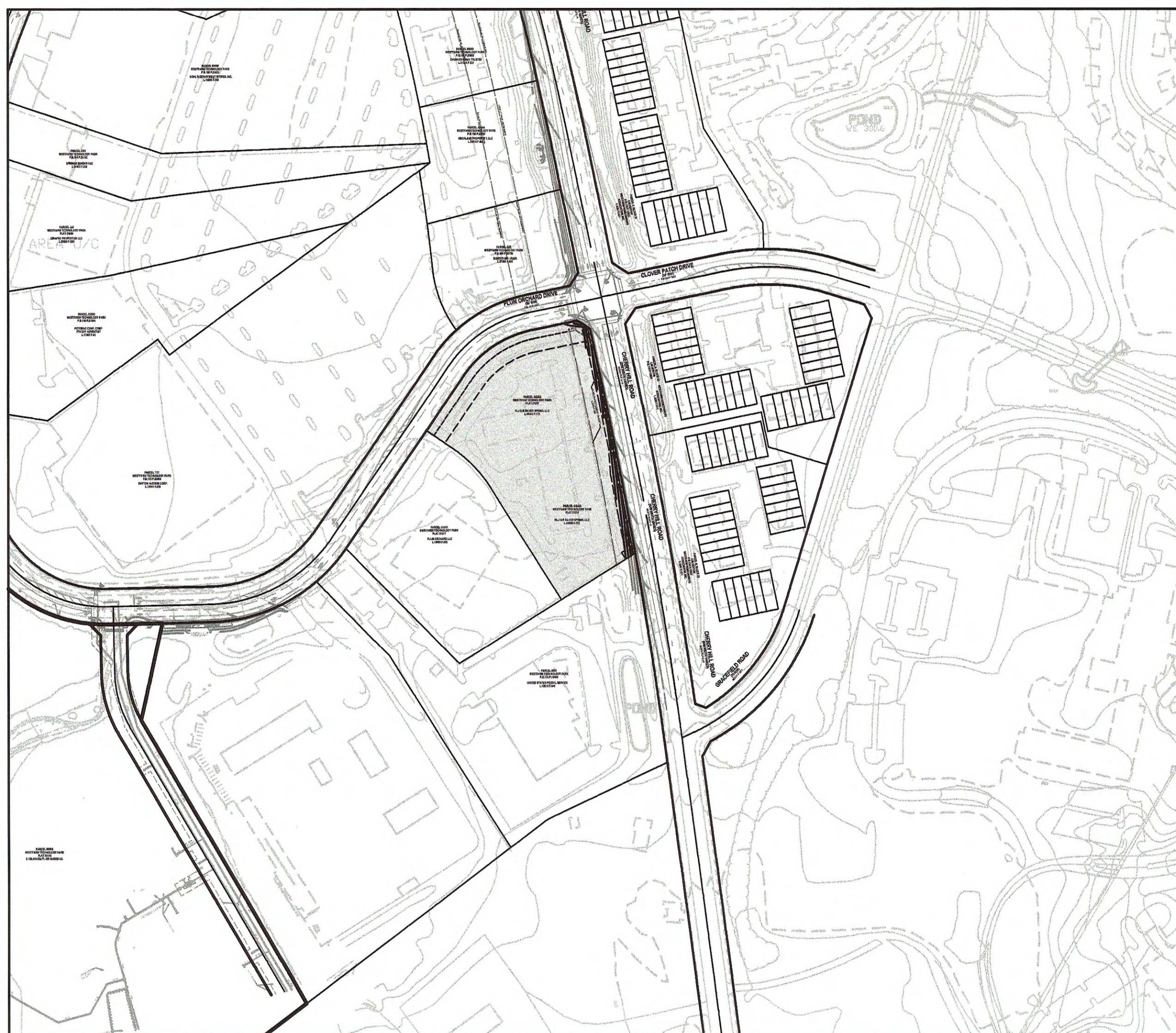
APPLICANT
ADVENTIST HEALTH CARE, INC.
 12041 Bournfield Way, Suite B
 Silver Spring, MD 20904

LANDSCAPE
PARKER RODRIGUEZ
 101 N. Union St., Suite 320
 Alexandria, VA 22314-3002
 www.parkerrodriguez.com

CIVIL ENGINEERS
LOIEDERMAN SOLTESZ ASSOCIATES, INC.
 2 Research Place, Suite 100
 Rockville, MD 20850
 www.lsassociates.net

LAND USE ATTORNEY
LERCH, EARLY & BREWER, CHARTERED
 3 Bethesda Metro Center, Suite 460
 Bethesda, MD 20814-5367
 www.lercheary.com

PLANNING
PERRINE PLANNING & ZONING, INC.
 10401 Grosvenor Place, Suite 1209
 Rockville, MD 20852



GENERAL NOTES:

- Boundary information compiled by Loiederman Soltesz Associates, August 2008, based on available information.
- Grid coordinates are per Maryland State Plane datum (NAD 83/91).
- Two-foot contour interval aerial topography provided by Loiederman Soltesz Associates July 2008 and Montgomery County.
- The subject property is located within WSSC grid 215 NE 3.
- Soils information from Map 24 US Soil Survey Montgomery County 2007.
- The project lies within the Fairland Master plan
- Watershed Paint Branch, Use III
- The subject property is water and sewer category one, according to the Montgomery County Ten Year Comprehensive Water and Sewer Plan.
- No Historical Features exist on or adjacent to subject property.
- M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading.

SHEET INDEX

- CIVIL:**
- COVER
 - SITE PLAN
 - SITE PLAN
- LANDSCAPE:**
- LANDSCAPE PLAN
 - LANDSCAPE PLAN
 - LANDSCAPE DETAILS

LEGEND

	WATERS OF THE US
	STREAM VALLEY BUFFER
	100 YEAR FLOODPLAIN LIMITS
	FLOODPLAIN BUFFER - 25'
	NON-TIDAL WETLANDS BUFFER
	NON-TIDAL WETLANDS BOUNDARY
	EXISTING TREE LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPERTY BOUNDARY
	LIMITS OF DISTURBANCE
	HOSPITAL BRL
	BUILDING BRL (FOR ALL OTHER BUILDINGS 25' FROM ADJACENT 10 & 20 ZONED PROPERTIES 25' FROM ADJACENT 10 ZONED PROPERTIES)
	PARKING BRL (25' PARKING BRL FROM ADJACENT PROPERTIES 25' PARKING BRL FROM STREET ROW)

- LIST OF AMENDMENT ITEMS**
- Modify forest conservation easement.
 - Addition of a 5' sidewalk and associated grading.
 - Addition of a public improvement easement.
 - Addition of a Peppes easement.
 - Modify landscape and lighting.
 - Recognition of an existing fence (previously approved via Special Exception No. S-2552).

DEVELOPER'S CERTIFICATE
 The Undersigned agrees to execute all the features of the Site Plan Approval No. 82003006B including Approval Conditions, Development Program, and Certified Site Plan.
 Developer's Name: Adventist HealthCare, Inc. Contact Person: Geoffrey Morgan
 Company: Company
 Address: 12041 Bournfield Way Silver Spring, MD 20904
 Phone: (301) 592-4475
 Signature: _____

M-NCPPC APPROVAL STAMP
 Certified Site Plan
 File No. 82003006B
 Montgomery County Planning Board
 Chair or Designer: _____ Date: _____
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 29443, EXPIRATION DATE: 09/19/2013

SITE PLAN AMENDMENT #82003006B

RESIDENCE INN BY MARRIOTT
WESTFARM TECHNOLOGY PARK
PARCEL GGGG

5TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

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

DATE: <u>SEPTEMBER 2012</u>	CAD STANDARDS VERSION: <u>V8 - 2000</u>
DESIGNED: <u>JDC</u>	TECHNICIAN: <u>JDC</u>
CHECKED: <u>WJM</u>	

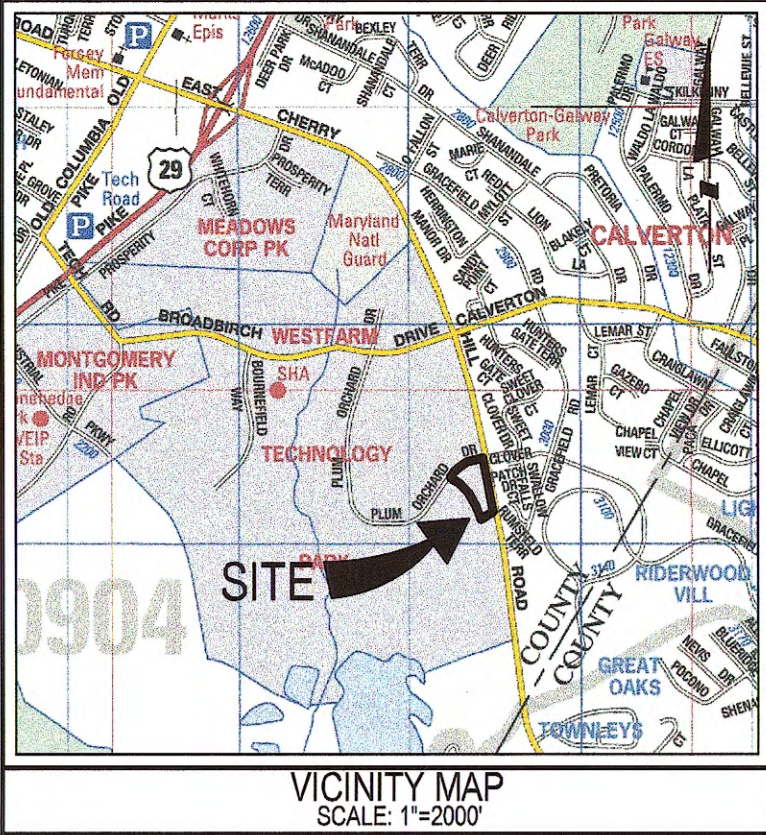
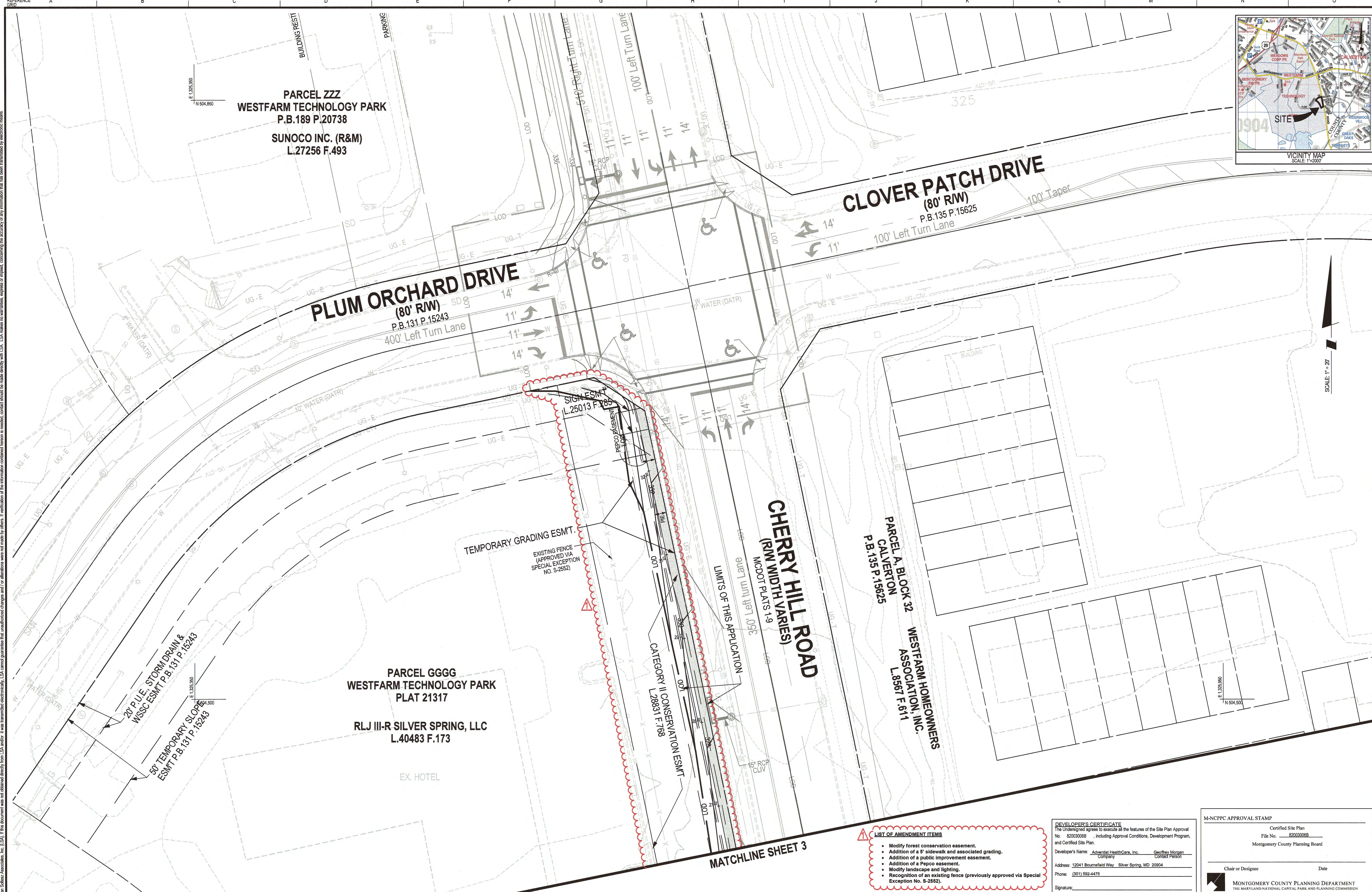
MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-267-2777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TOLERANCE (20 INCHES), WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
 ADVENTIST HEALTHCARE
 DBA WASHINGTON ADVENTIST HOSPITAL
 12041 BOURNFIELD WAY, SUITE B
 SILVER SPRING, MD 20904
 PHONE: (301) 592-4459
 FAX #
 CONTACT: GEOFFREY A. MORGAN

COPYRIGHT AND THE MAP PEOPLE PRINTED USE NUMBER 21001000
MAP: <u>5287</u> GRID: <u>G2-H2</u>
TAX MAP: <u>KQ343, KQ342</u> ZONING CATEGORY:
WSSC 200 SHEET: <u>215NE03</u>
SITE DATUM: <u>NAD 83</u>
HORIZONTAL: <u>NAD 83</u>
VERTICAL: <u>NAD 83</u>



LS
 1" = 200'
 SHEET 1
 OF 3
 PROJECT NO. 640-03-001_OFF_SITE_IMP



SCALE: 1" = 20'

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 - Addition of a Peppo easement.
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 Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan, Contact Person
 Address: 12041 Bournfield Way Silver Spring, MD 20904
 Phone: (301) 592-4475
 Signature: _____

M-NCPPC APPROVAL STAMP
 Certified Site Plan
 File No. 82003006B
 Montgomery County Planning Board
 Chair or Designee _____ Date _____
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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 LICENSE NO. 29443 EXPIRATION DATE: 09/19/2013

SITE PLAN AMENDMENT #82003006B

RESIDENCE INN BY MARRIOTT
 WESTFARM TECHNOLOGY PARK
 PARCEL GGGG



1" = 20'
 SHEET 2 OF 3
 PROJECT NO. 840-03-00-OFF_SITE_IMP

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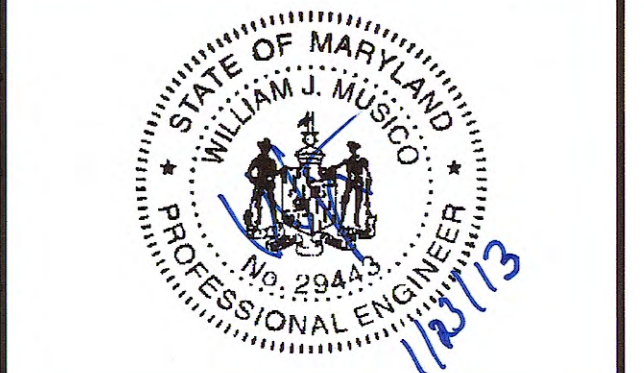
NO.	REVISIONS	BY	DATE
2	SUBMITTAL TO MNCPPC	JDC	1/28/2013
1	SUBMITTAL TO PROPERTY OWNER	JDC	9/18/2012

DATE: SEPTEMBER 2012 CAD STANDARDS VERSION: V8 - 2000
 DESIGNED: JDC TECHNICAL: JDC CHECKED: WJM

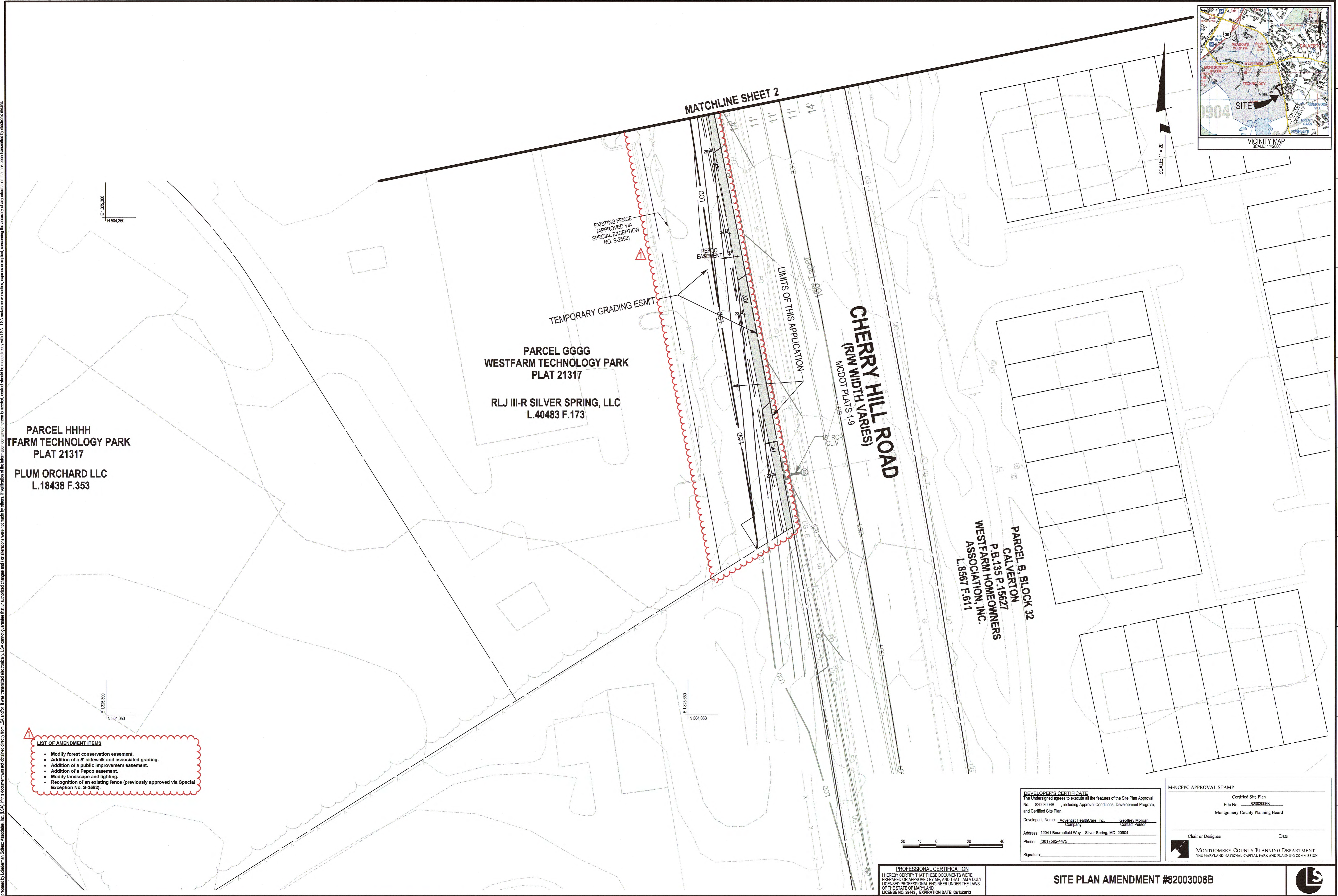
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OWNER/DEVELOPER/APPLICANT
 ADVENTIST HEALTHCARE
 DBA WASHINGTON ADVENTIST HOSPITAL
 12041 BOURNFIELD WAY, SUITE B
 SILVER SPRING, MD 20904
 PHONE: (301) 592-4468
 FAX #
 CONTACT: GEOFFREY A. MORGAN

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 PRINTED USE NUMBER 110109
 MAP 5287 GRID G2-H2
 TAX MAP KQ343.KQ342 ZONING CATEGORY:
 W89C 200' SHEET
 215N203
 SITE DATUM
 HORIZONTAL: NAD 83
 VERTICAL: NAD 83



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 - Addition of a public improvement easement.
 - Addition of a Pepco easement.
 - Modify landscape and lighting.
 - Recognition of an existing fence (previously approved via Special Exception No. S-2552).

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 The undersigned agrees to accept all the features of the Site Plan Approval No. 82003006B, including Approval Conditions, Development Program, and Certified Site Plan.
 Developer's Name: Adventist HealthCare, Inc. Geoffrey Morgan
 Company Contact Person
 Address: 12041 Bournfield Way Silver Spring, MD 20904
 Phone: (301) 592-4475
 Signature: _____

M-NCPPC APPROVAL STAMP

Certified Site Plan
 File No. 82003006B
 Montgomery County Planning Board

Chair or Designee _____ Date _____
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PROFESSIONAL CERTIFICATION
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 LICENSE NO. 29443 EXPIRATION DATE: 09/19/2013

SITE PLAN AMENDMENT #82003006B

**RESIDENCE INN BY MARRIOTT
 WESTFARM TECHNOLOGY PARK
 PARCEL GGGG**

5TH ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

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

NO.	REVISIONS	BY	DATE
2	SUBMITTAL TO MNCPPC	JDC	1/28/2013
1	SUBMITTAL TO PROPERTY OWNER	JDC	9/18/2012

DATE: SEPTEMBER 2012 CAD STANDARDS VERSION: 18 - 2000
 DESIGNED: _____ TECHNICIAN: JDC CHECKED: WJM

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

OWNER/DEVELOPER/APPLICANT
 ADVENTIST HEALTHCARE
 DBA WASHINGTON ADVENTIST HOSPITAL
 12041 BOURNFIELD WAY, SUITE B
 SILVER SPRING, MD 20904
 PHONE: (301) 592-4458
 FAX # _____
 CONTACT: GEOFFREY A. MORGAN

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MAP	5287	GRID	G2 - H2
TAX MAP	KQ343.KQ342	ZONING CATEGORY:	
WBSC 20P SHEET	215NE03		

SITE DATUM
 HORIZONTAL: NAD 83
 VERTICAL: NAD 83



LSA

SHEET **3**
 OF **3**

PROJECT NO.
 840-03-00_OFF_SITE_IMP

1" = 20'

ATTACHMENT B



PARCEL ZZZ
WESTFARM TECHNOLOGY PARK
P.B.189 P.20738
SUNOCO INC. (R&M)
L.27256 F.493

PLUM ORCHARD DRIVE
(80' R/W)
P.B.131 P.15243

CLOVER PATCH DRIVE
(80' R/W)
P.B.135 P.15625

CHERRY HILL ROAD

PARCEL GGG
WESTFARM TECHNOLOGY PARK
PLAT 21317
RLJ III-R SILVER SPRING, LLC
L.40483 F.173

Street Trees note:
Proposed street trees locations and specifications are shown on Street Tree and Lighting Plan, and under review by MCDOT.

FCP note:
See Forest Conservation Plan for planting within forest conservation area.

Legend

- Proposed Tree
- Proposed Shrub
- Proposed Ornamental Grass
- Existing Tree

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Developer's Name: Adventist Health Care, Inc. Company
Contact Person: Geoffrey Morgan
Address: 12041 Bournefield Way, Silver Spring, MD 20904
Phone: (301)592-4475
Signature: _____

M-NPPCC APPROVAL STAMP

Certified Site Plan
File No. 82003006B
Montgomery County Planning Board

Chair or Designee _____ Date _____
MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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LICENSE NO. 3131, EXPIRATION DATE: 04-25-2014



PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

Loiederman Soltész Associates, Inc.
2 Research Place, Suite 100
Rockville, MD 20850
301.948.2750 FAX.301.948.9067

NO.	DATE	REVISIONS	BY	DATE

DESIGNED: _____ CAD STANDARDS VERSION: V8 - 2000
TECHNICIAN: JDC
CHECKED: TDP

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

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DBA WASHINGTON ADVENTIST HOSPITAL
12041 BOURNEFIELD WAY, SUITE B
SILVER SPRING, MD 20904
PHONE: (301) 592-4458

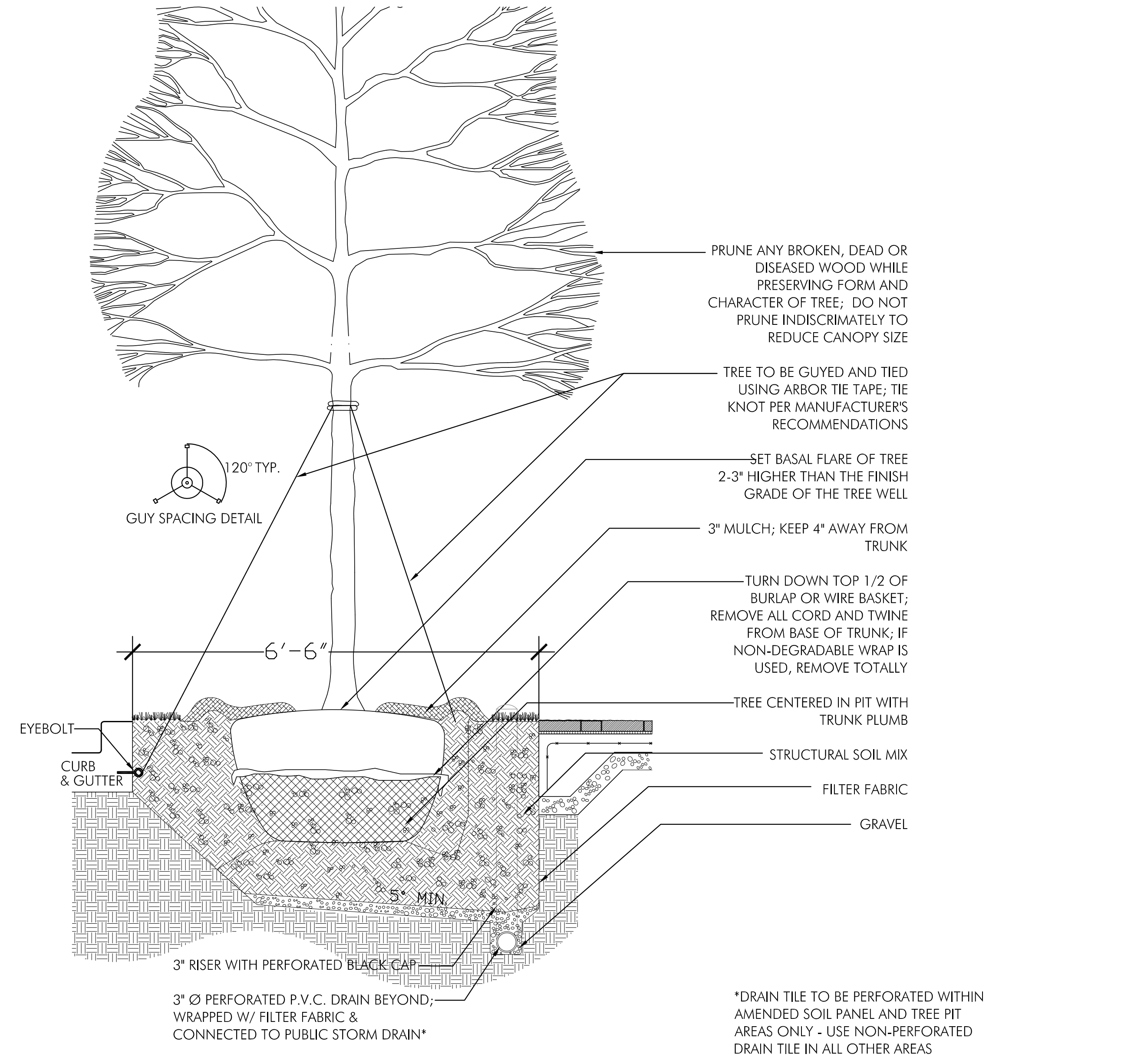
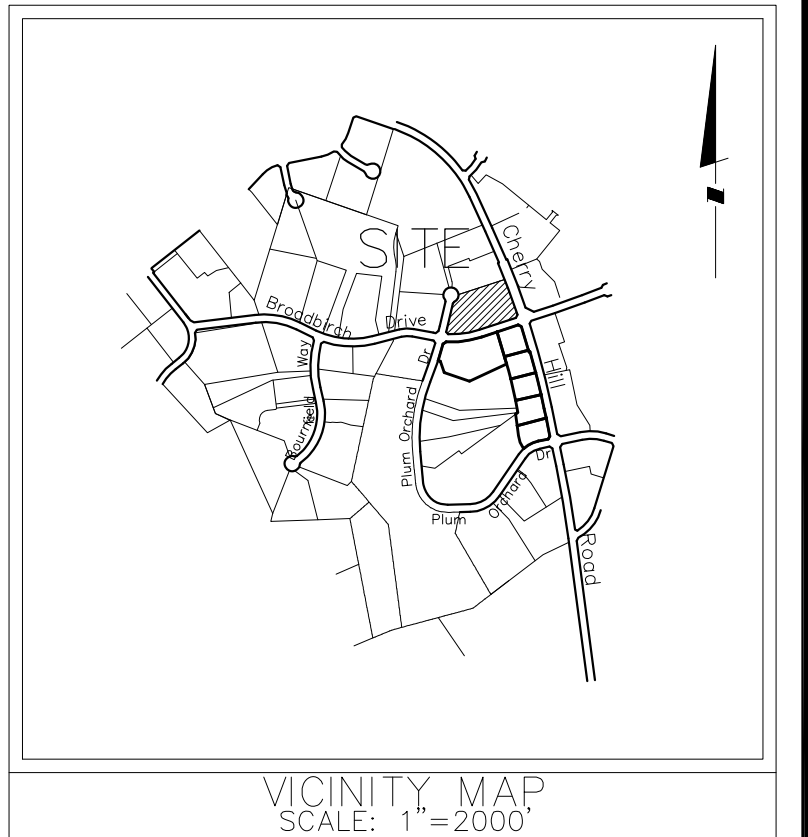
CONTACT: GEOFFREY A. MORGAN

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MAP 5267 GRID G2-H2
TAX MAP KQ26K0242
WSSC 200' SHEET 219B03219E03
SITE DATUM
HORIZONTAL: NAD83
VERTICAL: NAD83

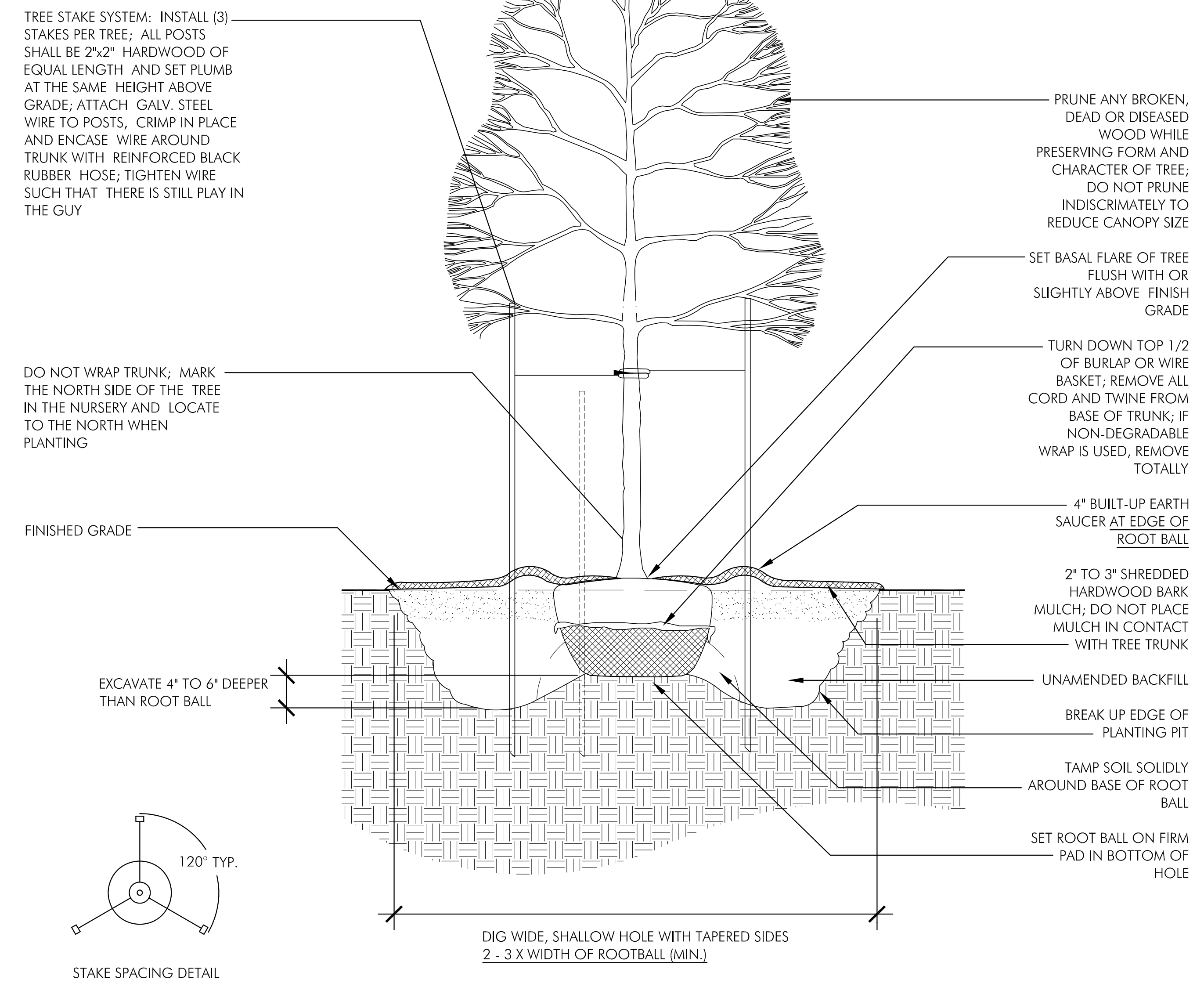
LANDSCAPE PLAN - AMENDMENT # 82003006B

RESIDENT INN BY MARRIOTT
WESTFARM TECHNOLOGY PARK
PARCEL GGGG

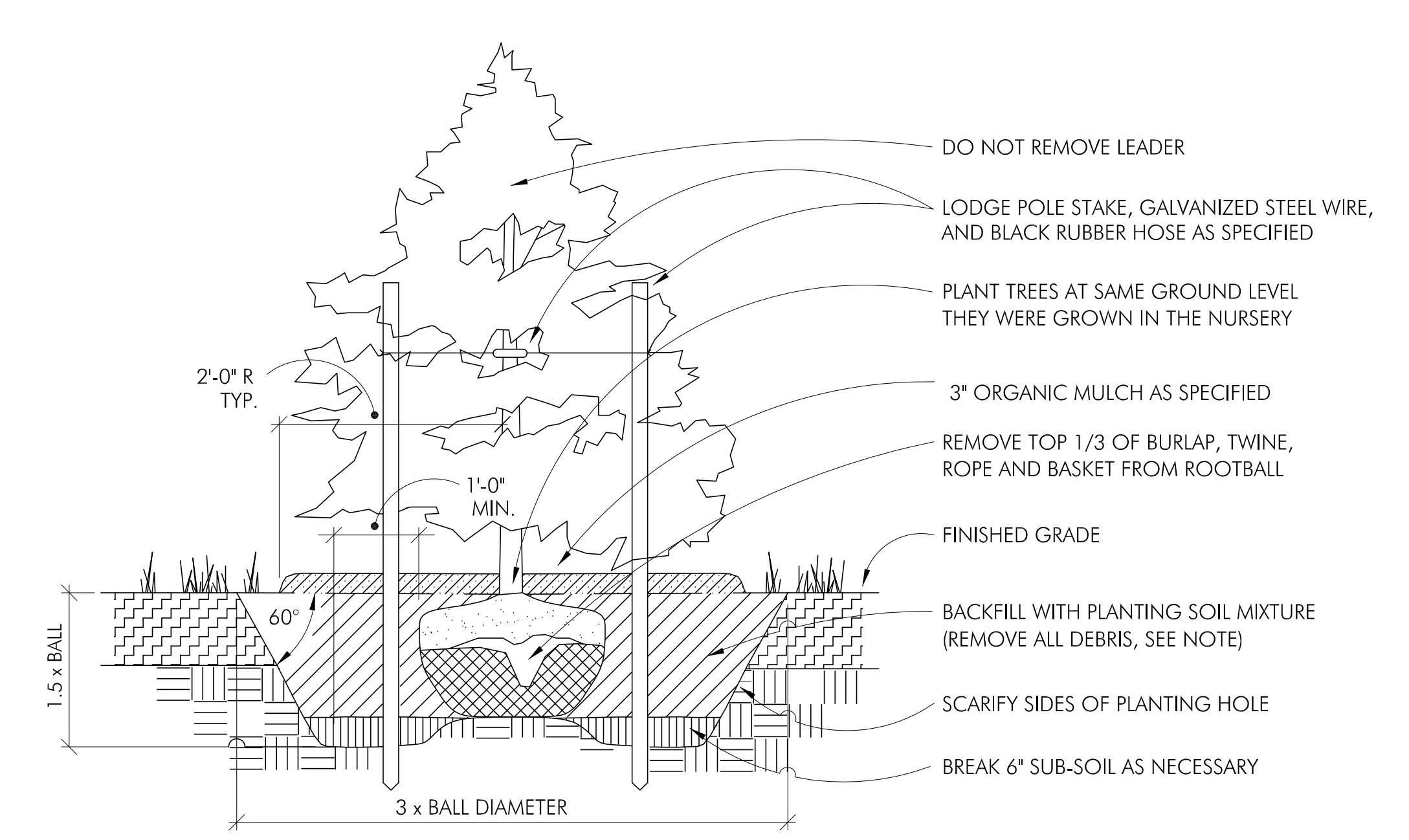
SHEET 1 OF 3
PROJECT NO. 1640-03-00_OFF_SITE_IMP



1 TYPICAL STREET TREE
N.T.S.

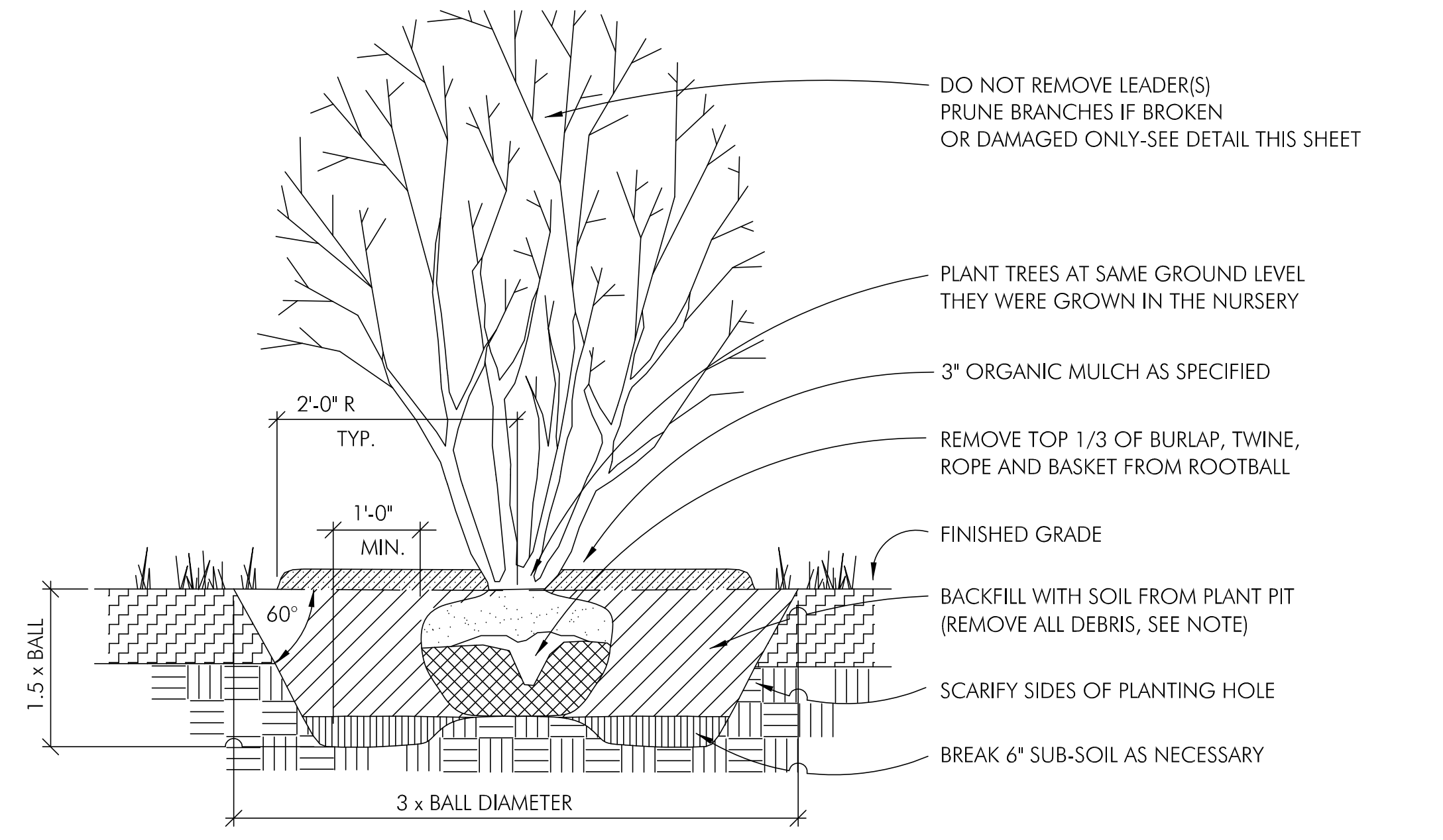


2 TYPICAL TREE - STAKED
N.T.S.



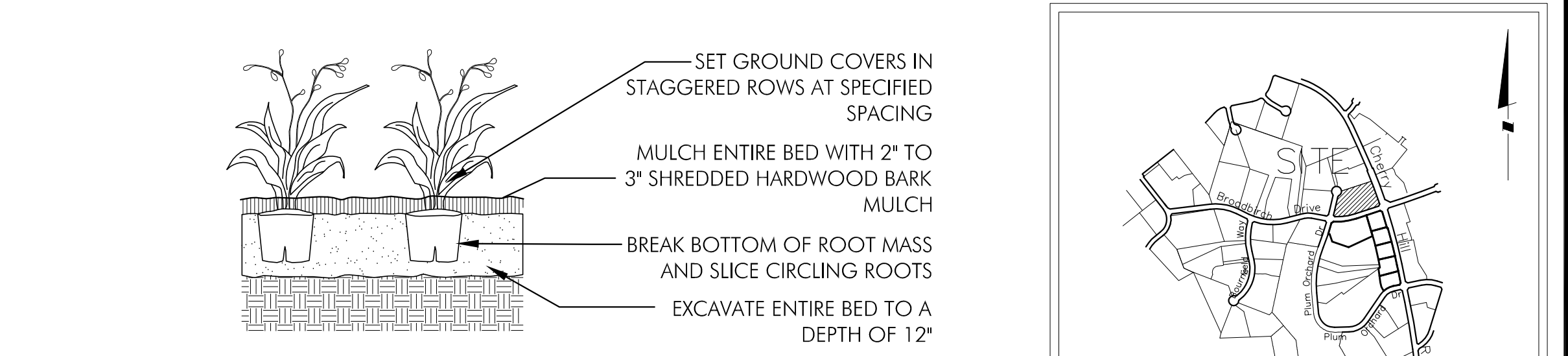
GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

3 TYPICAL EVERGREEN TREE - STAKED
N.T.S.



GENERAL NOTES:
IF ROOTBALL IS WRAPPED IN NON-BIODEGRADABLE BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT.
WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

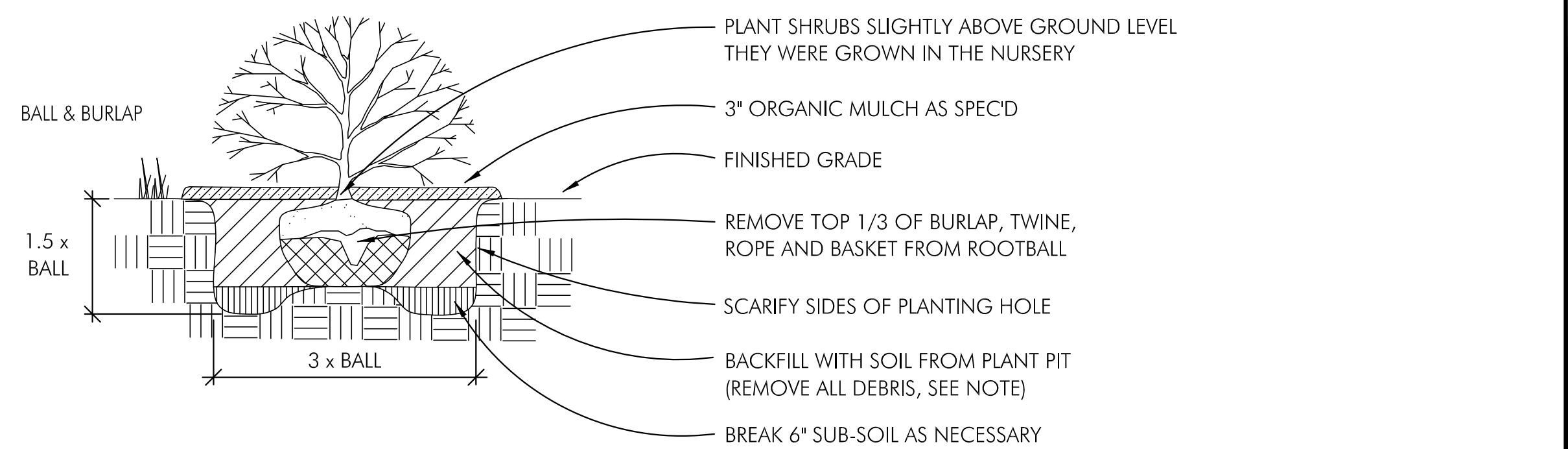
4 TYPICAL MULTISTEM TREE - STAKED
N.T.S.



PLANT SPACING "D"	ROW "A"
6" O.C.	5" O.C.
8" O.C.	7" O.C.
10" O.C.	9" O.C.
12" O.C.	10" O.C.
14" O.C.	12" O.C.
15" O.C.	13" O.C.
16" O.C.	14" O.C.
18" O.C.	16" O.C.
24" O.C.	21" O.C.
30" O.C.	26" O.C.
36" O.C.	30" O.C.

NOTE:
GROUND COVERS AND PERENNIALS TO BE INSTALLED WITH TRIANGULAR SPACING

5 TYPICAL GROUNDCOVER PLANTING AND SPACING
N.T.S.



GENERAL NOTES:
PRUNE ROOTS IF BALL IS ROOTBOUND. REMOVE ALL CONTAINERS AND NON-BIODEGRADABLE BURLAP.
WHEN BACKFILLING PLANT PIT, PLACE PLANTING SOIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO PUDDLE AND FILL AS NECESSARY.

6 TYPICAL B&B SHRUB PLANTING
N.T.S.

PLANTING SCHEDULE NOTE:
PLANT COUNTS GIVEN ON THE PLANTING PLANS AND SUMMARIZED ON THE PLANT SCHEDULE ARE FOR THE CONVENIENCE OF APPROPRIATE REVIEW AGENCIES AND CONTRACTOR ONLY. ALL PLANTING MATERIALS INDICATED ON EITHER THE PLANTING PLANS OR PLANT SCHEDULE SHALL BE REQUIRED. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

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

OWNER/DEVELOPER/APPLICANT
ADVENTIST HEALTHCARE
DBA WASHINGTON ADVENTIST HOSPITAL
12041 BOURNEFIELD WAY, SUITE B
SILVER SPRING, MD 20904
PHONE: (301) 592-4458
CONTACT: GEOFFREY A. MORGAN

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3131, EXPIRATION DATE: 04.25.2014

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82003006B including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: Adventist Health Care, Inc. Geoffrey Morgan, Contact Person
Address: 12041 Bournefield Way, Silver Spring, MD 20904
Phone: (301) 592-4475
Signature: _____

M-NCPPC APPROVAL STAMP
Certified Site Plan
File No. 82003006B
Montgomery County Planning Board
Chair or Designee: _____ Date: _____

LANDSCAPE PLAN - AMENDMENT # 82003006B

**RESIDENT INN BY MARRIOTT
WESTFARM TECHNOLOGY PARK
PARCEL GGGG**

LANDSCAPE ARCHITECT'S SEAL
GEOFFREY A. MORGAN
LICENSE NO. 3131
STATE OF MARYLAND

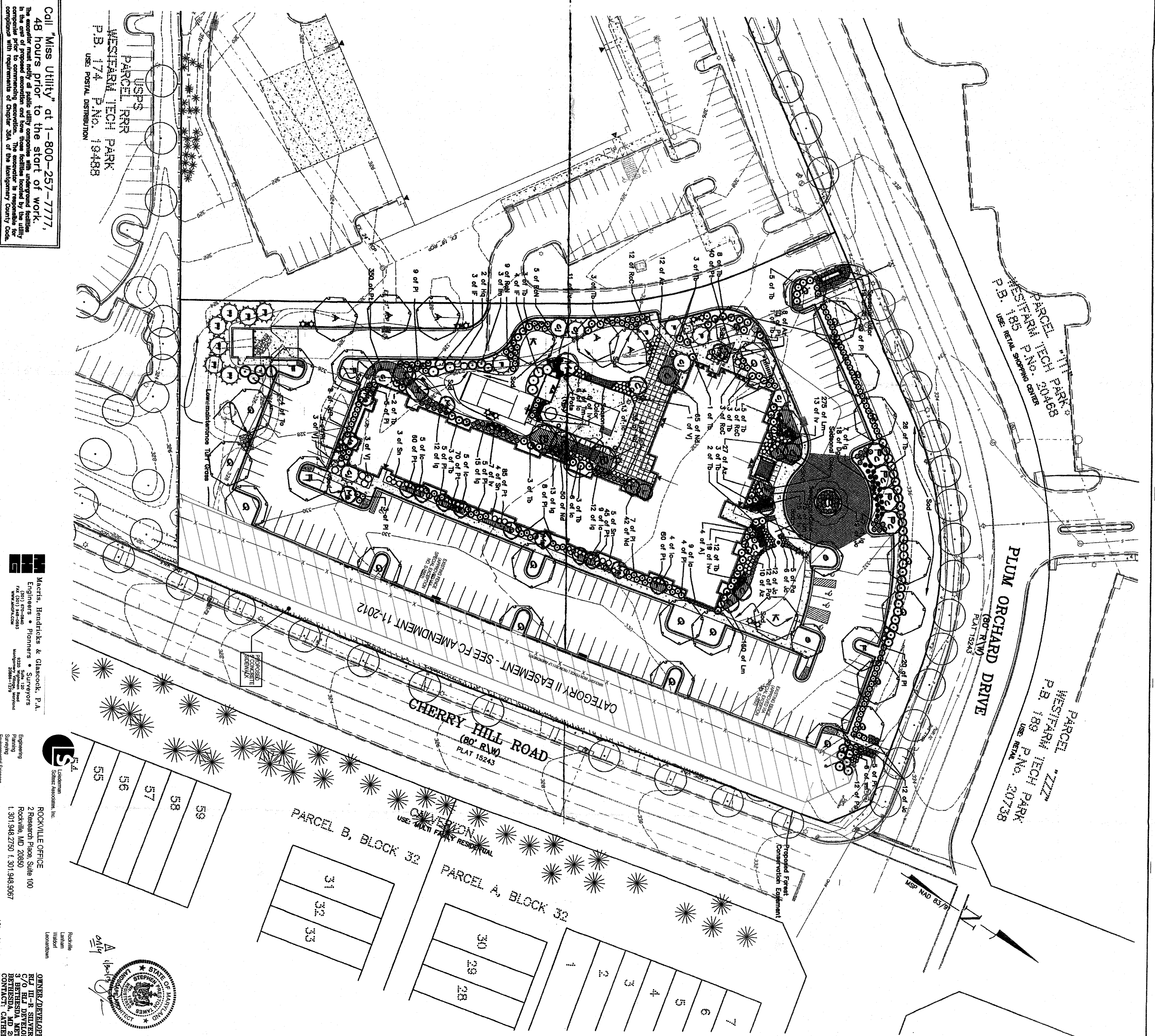
PLANTING SCHEDULE

NO.	DATE	REVISIONS	BY	DATE
1	JANUARY 2013	CAD STANDARDS VERSION V8 - 2000	JDC	
2			TTP	

PROJECT NO.
1640-03-00_OFF_SITE_LMP

PARKER RODRIGUEZ, INC.
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010

Lollederman Soltzes Associates, Inc.
2 Research Place, Suite 100
Rockville, MD 20850
301.948.2750 FAX.301.948.9067

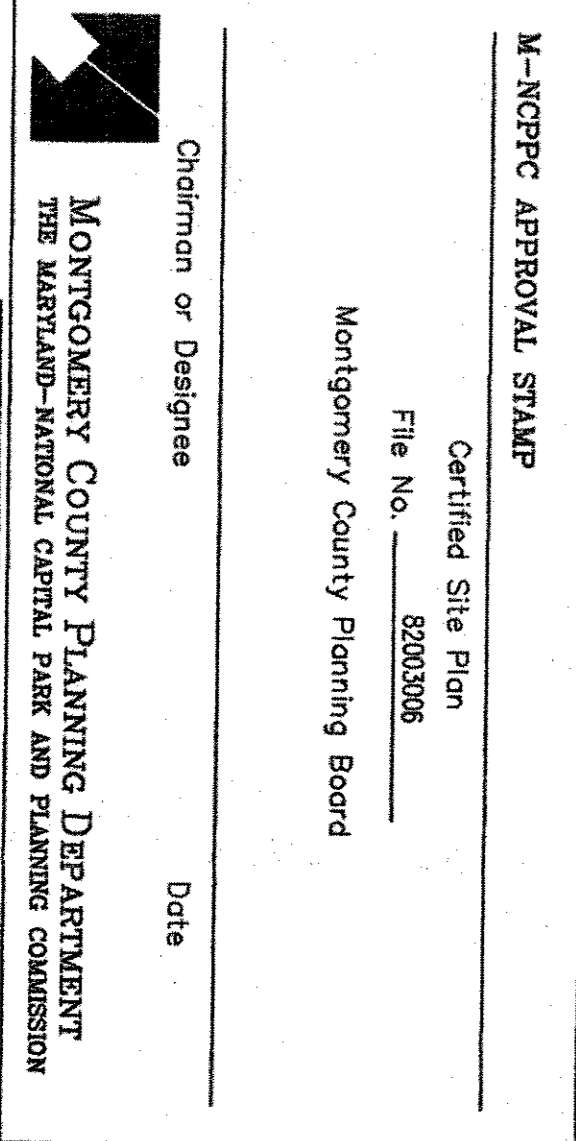
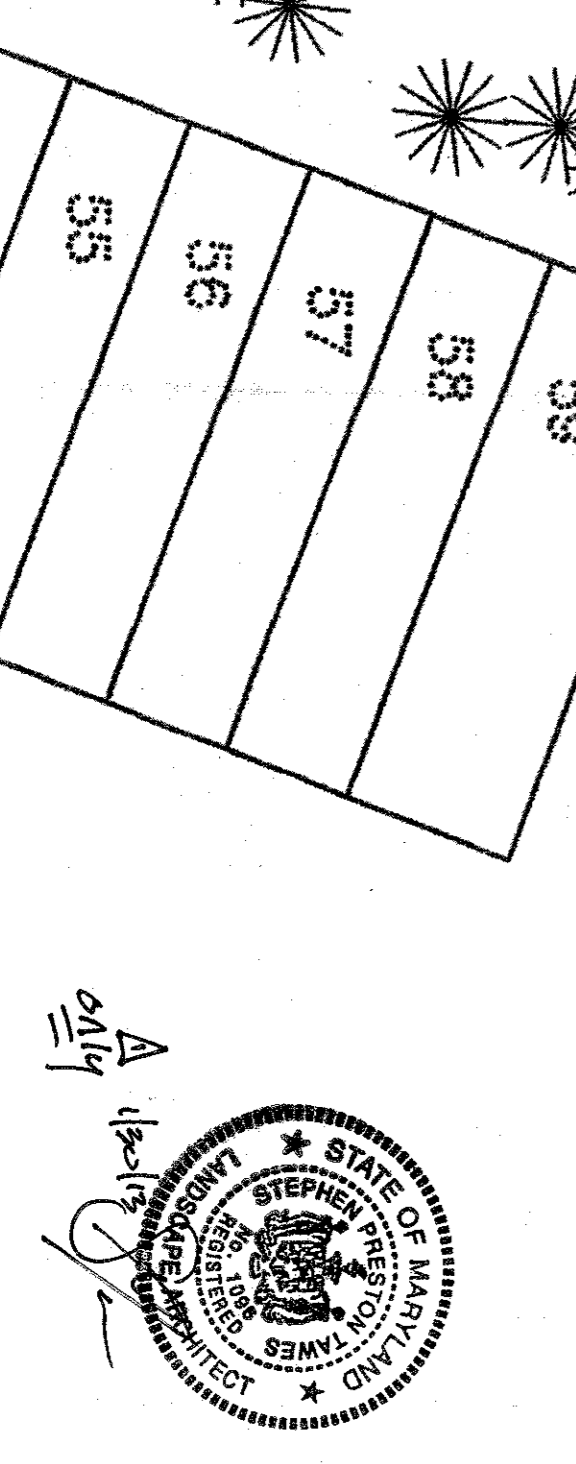


Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The contractor must notify all public utility companies with underground facilities of the location and depth of all utilities to be excavated by the utility companies prior to commencing construction. The contractor is responsible for obtaining all necessary permits and complying with requirements of Chapter 35A of the Montgomery County Code.

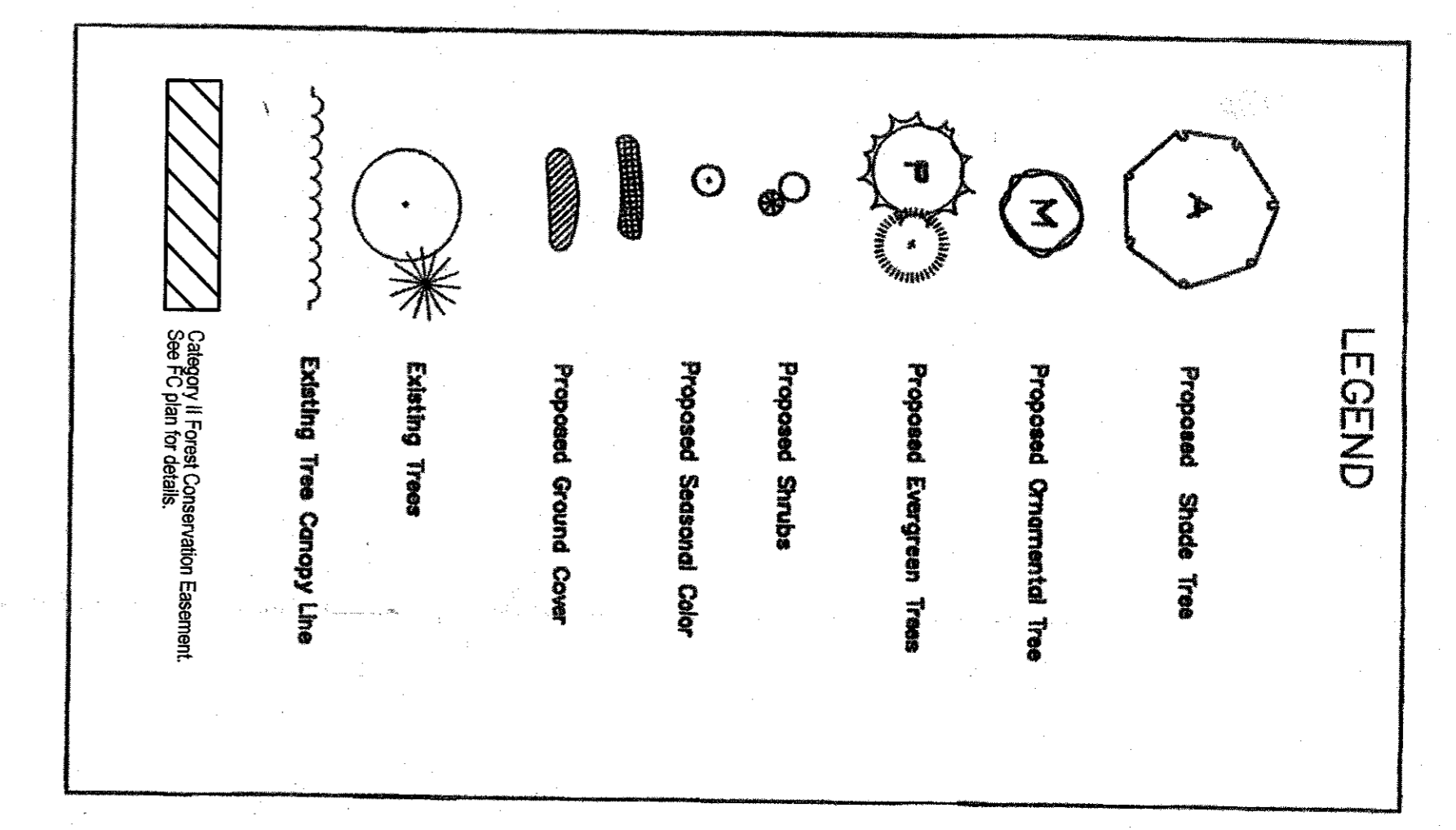
Macris, Hendricks & Glascock, P.A.
 Engineers • Planners • Surveyors
 1000 Westfarm Road
 Rockville, MD 20850
 Tel: 301.948.7200 Fax: 301.948.9067

Rockville Office
 2 Reisterstown Pike, Suite 100
 Rockville, MD 20850
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OWNER/DEVELOPER
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 3 BETTESDA AVE, STE. 1000
 BETTESDA, MD 20814
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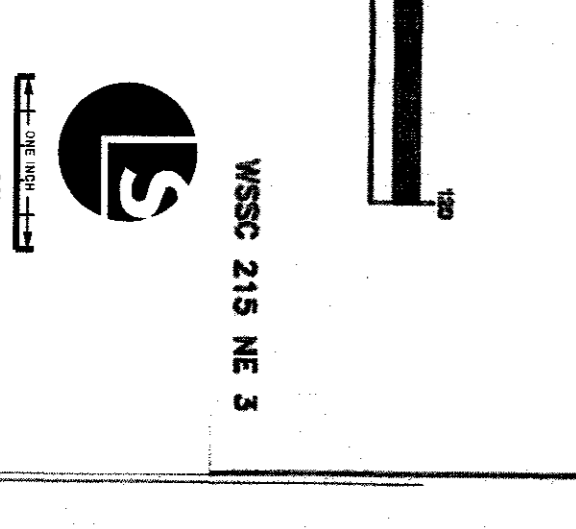
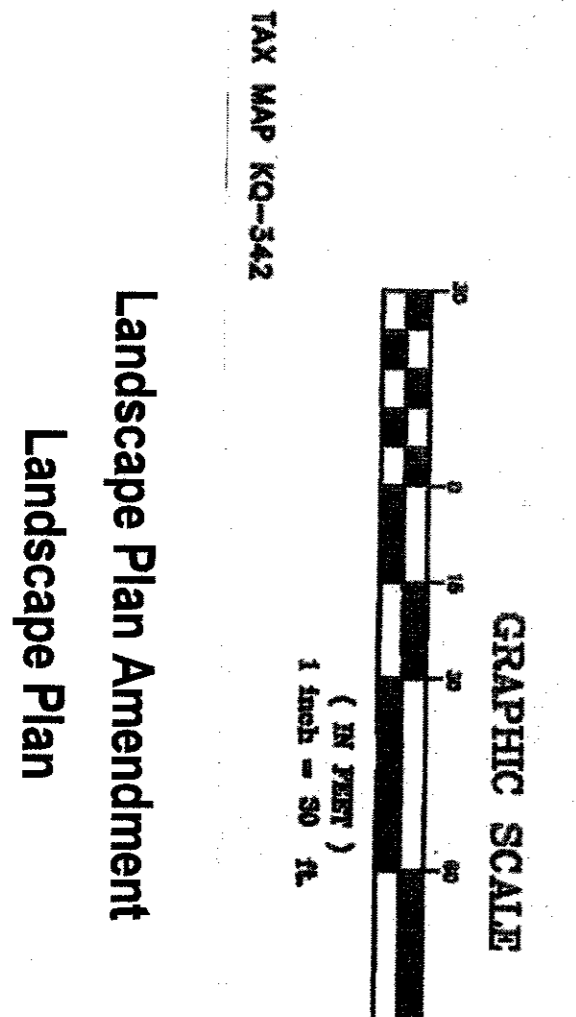
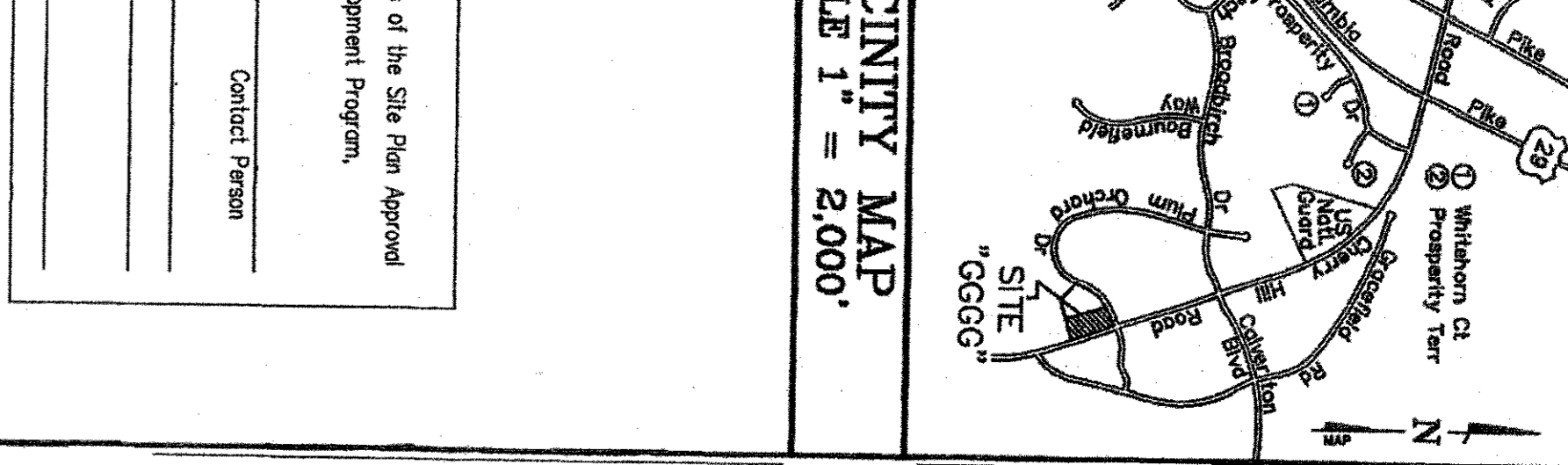


KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL.	HGT.	SPD.	ROOT	NOTES
A	5	Quercus macrocarpa	White Oak	24'-3"	24'-3"	Cont.	BBB	
B	4	Banksia integrifolia	Swampy Banksia	24'-3"	24'-3"	Cont.	BBB	
C	9	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
D	18	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
E	18	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
F	18	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
G	3	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
H	2	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
I	9	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
J	9	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
K	2	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
L	10	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
M	300	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
N	3	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
O	7	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
P	192	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
Q	29	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
R	4	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
S	7	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
T	105	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
U	720	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
V	0	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
W	20	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
X	18	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
Y	14	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
Z	0	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
AA	12	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
AB	28	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
AC	4	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
AD	4	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
AE	7	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
AF	0	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	



LANDSCAPE PLANT LIST

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AE	7	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	
AF	0	Quercus prinus	White Oak	24'-3"	24'-3"	Cont.	BBB	



REVISIONS

NO.	DATE	DESCRIPTION
1	11-20-12	Added W/COG/IT/OT/OT/OT
2	11-20-12	Added W/COG/IT/OT/OT/OT
3	11-20-12	Added W/COG/IT/OT/OT/OT
4	11-20-12	Added W/COG/IT/OT/OT/OT

LANDSCAPE PLAN AMENDMENT
 Westfarm Technology Park
 Parcel "GGGG"

RESIDENCE INN BY MARRIOTT

WESTFARM TECH PARK
 P.B. 174 P.N.O. 10488
 USE: RETAIL DISTRIBUTION

WESTFARM TECH PARK
 P.B. 189 P.N.O. 20468
 USE: RETAIL SHOPPING CENTER

WESTFARM TECH PARK
 P.B. 199 P.N.O. 20739
 USE: RETAIL

WESTFARM TECH PARK
 P.B. 174 P.N.O. 10488
 USE: RETAIL DISTRIBUTION

WESTFARM TECH PARK
 P.B. 174 P.N.O. 10488
 USE: RETAIL DISTRIBUTION

Montgomery County Planning Department
 THE MONTGOMERY NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 Chairman of Design: _____ Date: _____
 Certified Site Plan
 File No. 0203036
 Montgomery County Planning Board

GINGER/DEVELOPER
 C/O THE SILVER SPRING LLC
 3 BETTESDA AVE, STE. 1000
 BETTESDA, MD 20814
 PHONE: (301) 280-7427

Macris, Hendricks & Glascock, P.A.
 Engineers • Planners • Surveyors
 1000 Westfarm Road
 Rockville, MD 20850
 Tel: 301.948.7200 Fax: 301.948.9067

Rockville Office
 2 Reisterstown Pike, Suite 100
 Rockville, MD 20850
 Tel: 301.948.2750 Fax: 301.948.9067

WSSC 210 NE 3
 SCALE 1" = 30'

WSSC 210 NE 3
 SCALE 1" = 300'

WSSC 210 NE 3
 SCALE 1" = 300'

WSSC 210 NE 3
 SCALE 1" = 300'

WSSC 210 NE 3
 SCALE 1" = 300'



ATTACHMENT D

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

MCPB No. 13-44
Site Plan No. 82003006B
Residence Inn by Marriott (Westfarm Technology Park)
Hearing Date: March 21, 2013

DRAFT

RESOLUTION

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board is authorized to review amendments to approved site plans; and

WHEREAS, on March 22, 2003, the Planning Board approved Site Plan No. 820030060 for a four-story, 130-room extended stay hotel on Parcel GGGG on 3.83 acres of I-3 zoned land located on the southwest corner of Cherry Hill Road and Plum Orchard Drive ("Property"), in the Fairland Master Plan ("Master Plan") area; and

WHEREAS, on March 10, 2006, the Planning Board staff ("Staff") administratively approved Site Plan No. 82003006A for a number of architectural and site development modifications and finalized the unit mix type; and

WHEREAS, on January 31, 2013, Adventist HealthCare Inc., ("Applicant"), filed an application to amend the previously approved site plans, , which was designated Site Plan No. 82003006B ("Amendment"), for approval of the following modifications:

- 1. Construction of a five foot sidewalk with associated grading;
2. Public Improvement Easement;
3. Installation of street trees and street lights;
4. Addition of a Pepco easement;
5. Recognition of existing wrought iron fence approved in connection with a modification to Special Exception S-2552;
6. Modification to the final forest conservation plan to reduce the existing Category II Conservation Easement by 0.09 acres (3,878 square feet).

WHEREAS, following review and analysis of the Amendment by Staff and the staff of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated March 7, 2013 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on March 21, 2013, Staff presented the Amendment to the Planning Board as a consent item for its review and action; and

Approved as to
Legal Sufficiency:

Handwritten signature and date 3/5/13

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board approves Site Plan No. 82003006B with the modifications as set forth above; and

BE IT FURTHER RESOLVED that all site development elements as shown on Washington Adventist Hospital drawings stamped by the M-NCPPC on January 31, 2013, shall be required, except as modified as required by staff; and

BE IT FURTHER RESOLVED, unless amended, all other conditions of approval for Site Plan Nos. 820030060 and 82003006A remain valid and in full force and effect; and

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments and that all findings remain in effect; and

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

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

BE IT FURTHER RESOLVED, that the date of this written Resolution is _____ (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 written opinion, 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 _____, seconded by Commissioner _____, with Commissioners _____, _____, _____, _____, and _____ voting in favor of the motion, [***modify vote as applicable if PB member absent, abstains, etc.***] at its regular meeting held on Thursday, _____, in Silver Spring, Maryland.

Françoise M. Carrier, Chair
Montgomery County Planning Board