

CS-1117
2/9/95

Resolution No.: 13-42
Introduced: February 7, 1995
Adopted: February 7, 1995

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
IN MONTGOMERY COUNTY

By: County Council

SUBJECT: APPROVAL OF DEVELOPMENT PLAN AMENDMENT (DPA) NO. 95-1, FOR
AMENDMENT TO DEVELOPMENT PLAN APPROVED IN ZONING APPLICATION NO.
G-649, Frederick R. Taylor, Attorney for The Kindercare Learning
Centers, Inc., Applicants
Part of Tax Account No. 02-00030110

Background

1. On September 26, 1994, Frederick R. Taylor, Attorney for Kindercare Learning Centers, Inc., Applicant, filed a proposed amendment to a Schematic Development Plan (SDP), which was initially approved by the District Council under Zoning Application No. G-649 for 3.87 acres on May 3, 1990, for property known as Parcel Two, Madeline V. Waters Estate, located at 19500 Germantown Road, in the western quadrant of the intersection of Wisteria Drive and Germantown Road, Germantown, in the 2nd Election District.
2. The DPA proposes to replace an office use with a child care facility for up to 200 children contained in a building of 10,315 square feet and revise phasing requirements. The overall density and development standards of the original SDP will remain unchanged.
3. The Technical Staff of the Maryland-National Capital Park and Planning Commission, by memorandum dated January 5, 1995, recommended approval of DPA 95-1.
4. The Montgomery County Planning Board, after conducting a required public meeting on January 12, 1995, also recommended approval of DPA No. 95-1.
5. The record indicates that there is no opposition to the DPA and no request was filed by any aggrieved party for a hearing under the provisions of §59-D-1.74(d)(1).
6. On February 7, 1995, the District Council reviewed DPA No. 95-1 and found that it is in accord with the requirements of the O-M Zone, is compatible with surrounding uses, meets the requirements of §59-D-1.61(a)-(e), and bears sufficient relationship to the public interest to justify its approval.

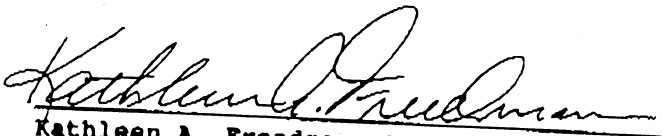
Action

For these reasons and because to approve the DPA would aid in the accomplishment of a coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District, the DPA will be approved in the manner set forth below.

The County Council for Montgomery County, Maryland sitting as the District Council for that portion of the Maryland-Washington Regional District located in Montgomery County approves the following resolution.

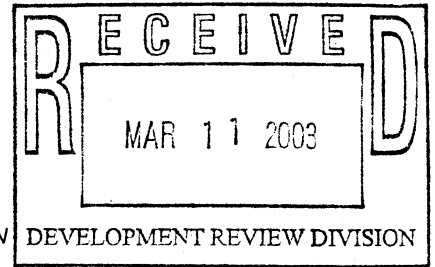
Development Plan Amendment No. 95-1, which requests authorization to change land use specifications to replace an office use with a child care facility for up to 200 children contained in a building of 10,315 square feet with the maximum density and development standards remaining unchanged, to be situated on property known as Parcel Two, Madeline V. Waters Estate, a 3.87 acre parcel located at 19500 Germantown Road, in the western quadrant of the intersection of Wisteria Drive and Germantown Road, Germantown, in the 2nd Election District, is approved subject to the specifications and requirements of the proposed DPA, Ex. 2, and the Revised Declaration of Covenants, Ex. 4, provided, however, that the Applicant must submit within 10 days of this action the approved DPA for certification as required under §§59-D-1.63 and 1.64.

This is a correct copy of Council action.


Kathleen A. Freedman, CMC
Secretary of the Council



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



March 10, 2003

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Richard Weaver
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator *GW*
Michele Naru, Historic Preservation Planner *M*
Historic Preservation Section, County-wide Planning Division

SUBJECT: Review of Site Plans

The Historic Preservation Commission (HPC) reviewed the proposed site plan for the Wisteria Business Park #8-03018 at their meeting on March 5, 2003. This proposal involves two lots, which are included within the environmental setting of the Master Plan Site #19/13-01 Madeline V. Waters House. This proposed site plan identifies the proposed location of parking lots, infrastructure and building on Lots 2 and 3.

The HPC recommended approval of this proposed subdivision with the condition that the applicants provide a form of interpretation for the existing cultural landscape. This interpretation must be reviewed and approved by the Historic Preservation Commission's staff prior to its implementation. Additionally, please note that the environmental setting has not been reduced with this application. The proposed new building must be reviewed and approved by the Historic Preservation Commission prior to applying for a building permit.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

April 9, 2003

Robert C. Hubbard
Director

Mr. Jeffery Lewis, P.E.
Site Solutions Inc.
19650 Club House Road, Suite 105
Gaithersburg, MD 20886-3039

Re: Stormwater Management **CONCEPT** Request
for Wisteria Business Park
Preliminary Plan #: 1-90068
SM File #: 207067
Tract Size/Zone: 2.3 acres/O-M
Total Concept Area: 2.3 acres
Lots/Block: 2 and 3
Watershed: Great Seneca Creek

Dear Mr. Lewis:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site channel protection measures via a **waiver** to Railroad Branch Regional Pond for both lots; on-site water quality control for lot 2 and part of 3 via stormfilter sized for the drainage area, the use of a bio-filtration/recharge within the parking lot island, and a Filterra; and a **waiver** of water quality with pre-treatment (1-Stormfilter) for the remaining portion of the lot 3.

The following **condition(s)** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. A monitoring program for the Filterra, utilizing a 24 hour sampling of the inflow and outflow, must be submitted and approved prior to Sediment Control Plan Approval.
5. All Stormwater Management structures including flow splitting structures must be located within stormwater easements.
6. The maximum depth of ponding within the bio-filter may not exceed twelve (12) inches.

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

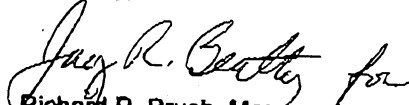
Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required.



This letter must appear on the sediment control/stormwater management plan at its initial submittal. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Richard Gee at 240-777-6333.

Sincerely,

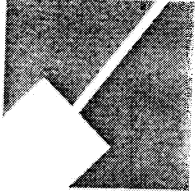


Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm CN207067

cc: M. Shaneman
S. Federline
SM File # 207067

QN - Waived; Acres: 2.3
QL - on site; Acres: 1.47
QL - Waived; Acres: 0.40



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Robert Kronenberg, Development Review

FROM: Mark Pfefferle, Planning Coordinator, Environmental Planning Division *MP*

DATE: May 5, 2003

SUBJECT: Site Plan 8-03018 – Wisteria Business Park

The Environmental Planning staff has reviewed the site plan and final forest conservation plan submitted for the Wisteria Business Park. Staff recommends approval of the site plan with the following condition.

- **Compliance with final forest conservation plan conditions of approval.**
- **Development and implementation of a tree save plan for the parallel rows of trees.**

Background

The Environmental Planning Division staff reviewed the site plan submitted for the Wisteria Business Park, at 2.3-acre site, at the intersection of Germantown Road and Wisteria Drive in Germantown. The site drains to the Railroad Bridge Regional stormwater management facility. This area is located in the Great Seneca Creek watershed and classified as Use I-P. There are no stream valley buffers, wetlands buffers or floodplains on site.

There are no buildings or forest on the site. There are two parallel rows of mature white pines (*Pinus strobus*) in the center of the site. These pines appear to be remnant landscape trees lining both sides of an entryway to the former Pumphrey-Mateny House. The trees are part of the historic setting for the Pumphrey-Mateny House and may date to the nineteenth century or early twentieth century. Six of the seven white pines are greater than 30 inches in diameter with the largest 47 inches in diameter. The one tree less than 30 inches has two leaders of 24 and 27 inches diameter. Three other trees also exist in the parallel rows including a mature blue spruce and two arborvitaes. The trees are in generally in good health, but in need of professional pruning and arborist consultation to maximize their longevity. An access road to the nearby commercial offices bisects these trees.

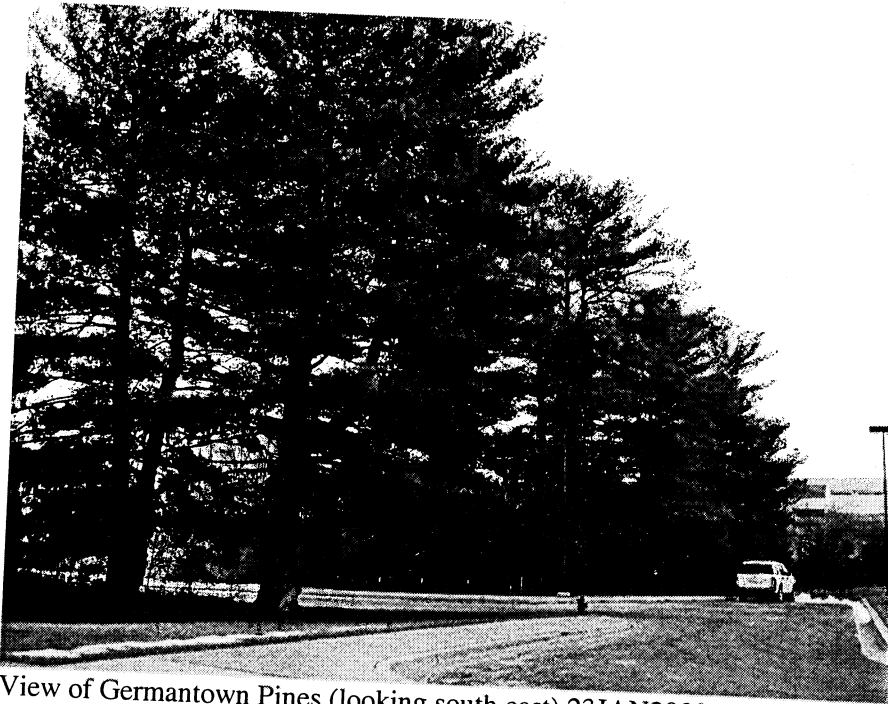
Forest Conservation

The applicant has submitted a final forest conservation plan for review. All forest conservation requirements are to be met on site through a combination of retention of the parallel rows of trees and by planting other landscape trees.

The site plan proposes parking on the critical root zones of the existing trees. Environmental Planning is requesting the applicant to develop and implement a tree save plan to preserve as much of the critical root zones as possible. The applicant is proposing to use root aeration matting in order to permit parking on the critical root zones and at the same time retention of these areas. Root aeration matting has been employed successfully in a wide array of construction projects including those associated with roadways and surface parking lots. Successful applications include the terminus of Rock Spring Drive east of Rockledge Boulevard, the Beacon Woods Apartments in Gaithersburg, and for a 54-inch white oak in the median strip of MD 355 south of Middleton Road in Germantown.

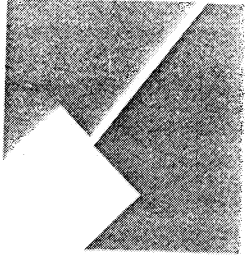
Instead of severing the critical root zones, by root pruning, root aeration matting includes the placement of a special geotextile membrane on the existing grade. Fill material is placed on the membrane and then the final surface. For best results the finished grade should be at least 24 inches from the existing grade, however the finished grade can be lower and still achieve the same desirable results. The tree roots are vented along the fill edges or through parking curbs. This facilitates the air/gas exchange between the atmosphere and the critical root zone.

In addition to the root aeration matting, the tree save plan will have to address pruning of the existing trees, removal of underbrush and invasive herbaceous material.



View of Germantown Pines (looking south east) 23JAN2003

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 5, 2003

TO: Robert Kronenberg, Development Review Division
FROM: Sue Edwards, Community Based Planning Division *SE*
SUBJECT: Wisteria Business Park (Site Plan # 8-03018)

As we agreed, I am supplying language related to the Germantown Town Center setting and conformance with the 1989 Germantown Master Plan for this site plan. The Planning Board is scheduled to review the site plan on May 15, 2003.

Master Plan Setting

The subject property is within analysis area TC-6 of the Germantown Master Plan, approved and adopted in 1989. The Master Plan recommends this area be a quiet, green, pedestrian-oriented enclave that provides relief from the intense development of the Town Center. The Master Plan anticipated that when relocated MD 118 was open to traffic, the existing railroad bridge would either be closed to traffic or replaced by a pedestrian bridge.

"As shown on the Zoning and Highway Plan, this analysis area is recommended to be served by a one-way loop road branching off a divided arterial road. The intent of this recommendation is to provide appropriate access while preserving existing trees and reducing the impact of traffic on two historic resources within the Germantown Historic District' (page 42).

The Madeline V. Waters House at 19500 Germantown Road was listed in 1985 as site #19/13-1 on the Master Plan for Historic Preservation. "The house burned soon after designation and was demolished. There are no remnants of the foundation of the house, although an allee of trees which led to the house, remains" (Appendix L: Historic Resources, page 237). The Master Plan for Historic Preservation has not been amended to remove the historic designation for this property. The Montgomery County Historic Preservation Commission

reviewed the site plan and recommended approval with the condition that the applicants provide a form of interpretation for the existing cultural landscape.

Parking proposed in the vicinity of the allee of trees will preserve the integrity of the allee. Forest conservation requirements will be met by a combination of retaining the allee of trees and planting of other landscape trees. The critical root zone for the existing allee will be protected.

G:Edwards/8-03018

N: Divcp/Edwards/8-03018



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 George Avenue • Silver Spring, Maryland 20910-3780

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: February 18, 1996

SITE PLAN REVIEW 96-96013

PROJECT: WISYERIA OFFICE PARK

Action: Approval subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Richardson, with a vote of 5-0. Commissioners Holmes, Richardson, Heston, Aron and Baptiste voting for. All Commissioners were present.

The date of this written opinion is February 18, 1996 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before March 18, 1996 (which is thirty days from the date of this written opinion). If an administrative appeal is timely filed, then this site plan shall remain valid until November 26, 1996 (which is the date that the validity period associated with the preliminary plan is set to expire as of the date of this opinion), as provided in Section 58-D-3.8.

On January 25, 1996, Site Plan Review 96-96013 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, and which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with an approved development plan

or a project plan for the optional method of development, if required;

2. the Site Plan meets all of the requirements of the zone in which it is located;
3. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. the site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

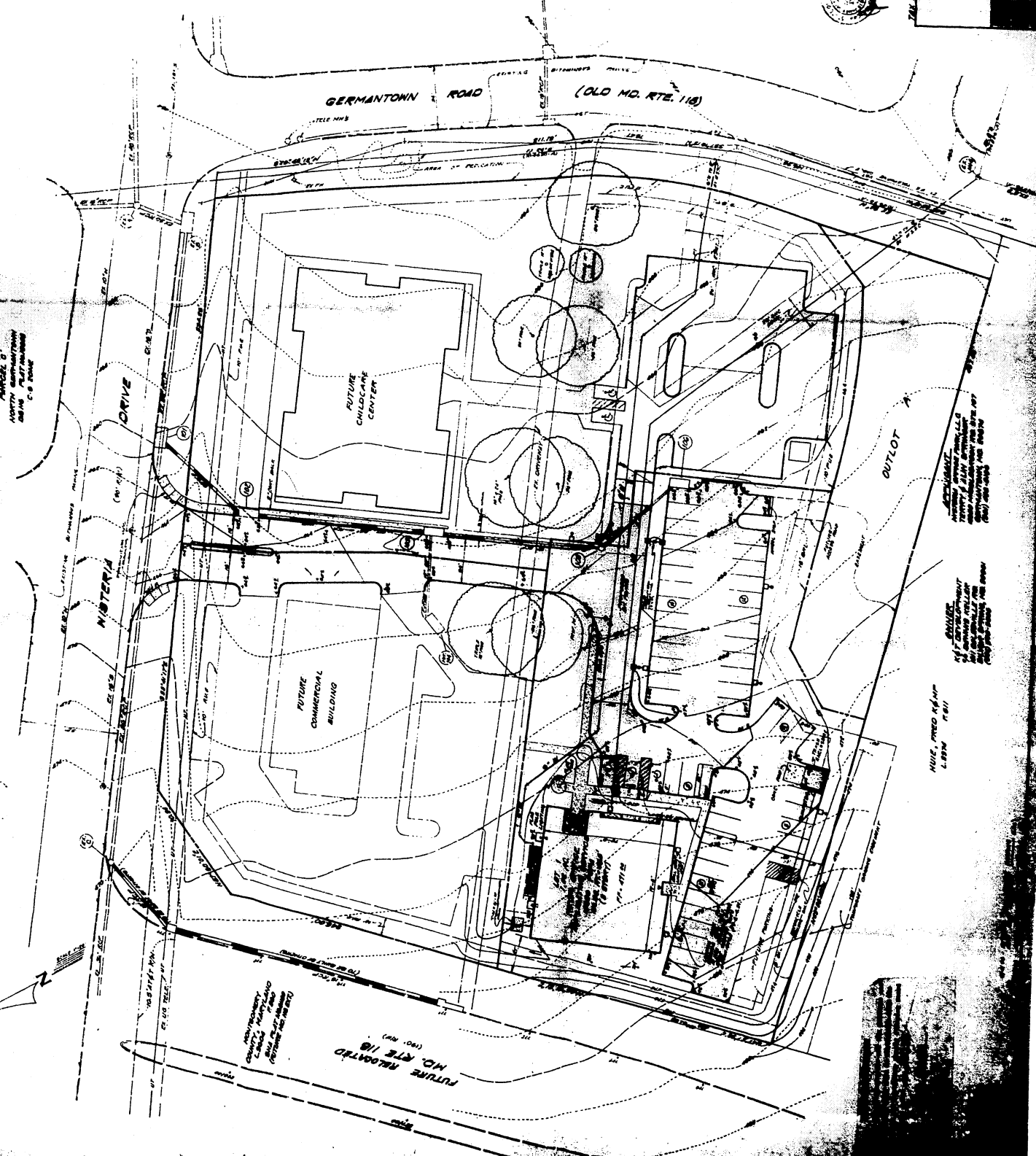
The Montgomery County Planning Board APPROVES Site Plan Review 00-04033 which consists of 10,416 square feet of office and 4,064 square feet of retail on 1.1 acres, with conditions:

1. Standard Conditions dated 10-10-99, Appendix A.
2. Submit signature set of plans to staff for review and approval including:
 - a. Lighting plan;
 - b. Second row of double row of street trees on MD 118. Not to exceed three trees, to be planted by others and funded by applicant via a letter of credit to MCDOT, subject to MCDOT approval;
 - c. Note stating that door on south side of building to be for service use only. Note to state that if the use changes, the door must comply with Ordinance 99-C-4.31.

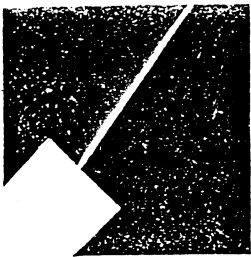


ALL RIGHTS RESERVED
 FUTURE CENTER
 1911 N. 11th St.
 NORTH LAKE, ILL.
 60064
 JOHN B. ...
 ARCHITECT
 1111 N. 11th St.
 NORTH LAKE, ILL.
 60064

NORTH LAKE MEDICAL CENTER
 PD 189 P 1008



DRIVE, PAVED 4/1/67
 1974 - 1981
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
MONTGOMERY COUNTY PLANNING BOARD

85-136
J.S.
LL
JR

O P I N I O N

DATE MAILED: January 14, 1999
SITE PLAN REVIEW: #8-99003
PROJECT: Wisteria Business Park, Lot 3, Day Care

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Holmes, with a vote of 5-0, Commissioners Bryant, Holmes, Hussmann, Perdue and Richardson voting for.

The date of this written opinion is January 14, 1999, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before February 13, 1999, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid for as long as Preliminary Plan #1-90068 is valid, as provided in Section 59-D-3.8.

On December 17, 1998, Site Plan Review #8-99003, was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-99003 which consists of a 8,283 square foot day care center subject to the following conditions:

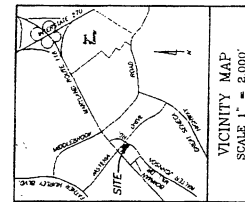
1. Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided:
 - a. Proposed green area information shall be added to the Development Standards table.
 - b. Constructions details and specifications for the brick paving shown at the intersection of Wisteria Drive and Germantown Road shall be added to the plans.
 - c. All fences and play equipment shall be removed from PUE's unless authorized by the appropriate utility companies.
 - d. Lead-in sidewalks shall be provided from Wisteria Drive to the Day care building entrance.
 - e. The internal access drive shall be a minimum of 24-foot-wide for its entire length.
 - f. Details for permanent signage denoting the preservation and historical nature of the allee shall be provided and the location shall be indicated on the plans.
 - g. Dumpster screening details shall be added to the plans.
 - h. Lighting details shall be added to the plans.
 - i. Provide field located spot elevations at the base and dripline of each historic tree.
 - j. The historic allee shall be placed in a Type II Conservation Easement to ensure its long term protection and preservation. The exact limits of the easement will be determined prior to signature set approval.
2. Prior to release of any grading or building permits, a certified arborist shall be consulted to review any proposed encroachment into the critical root zone area of the historic trees to be preserved and recommend specific protection measures. A copy of the arborist's report shall be submitted to staff for review.
3. The following Standard Conditions of Approval were approved by the Planning Board on October 10, 1995 and apply to the subject site:
 - A. Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents for review and approval prior to approval of the signature set as follows:

1. Development Program to include a phasing schedule as follows:
 - a. Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - b. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

- B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - 1) Limits of disturbance;
 - 2) Methods and location of tree protection;
 - 3) Forest Conservation areas;
 - 4) Conditions of DPS Stormwater Management Concept approval letter dated *10/30/98*;
 - 5) Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - 6) The development program inspection schedule.
 - 7) Conservation easement boundary
 - 8) Street trees along all public streets;

- C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.

- D. No clearing or grading prior to M-NCPPC approval of signature set of plans.



Legend

| Existing | Proposed |
|----------|--------------------|
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OWNER CERTIFICATE

The undersigned agrees to execute all the features and conditions of this plan in accordance with the approved statement of Montgomery County Planning Board and the regulations thereunder.

DATE: 4/22/14

Thomas S. Risher

APPROVED BY: [Signature]

DATE: 4/22/14

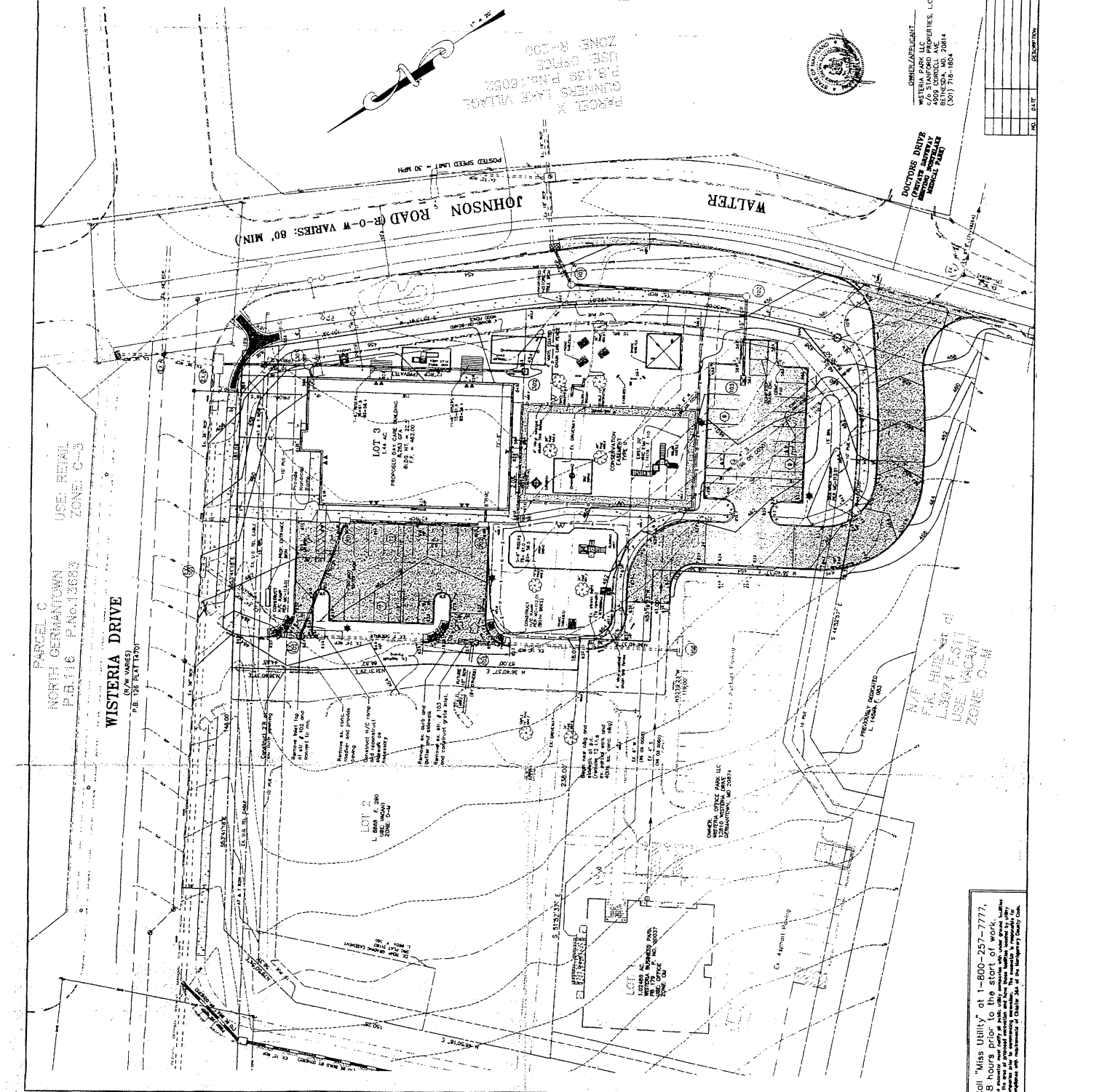
WES 277 241 3

FOR ALL PUBLIC ROAD WORK ON LOTS 2 AND 3, SEE ROADWAY IMPROVEMENT PLAN. THIS PLAN IS FOR SITE IMPROVEMENTS ONLY.

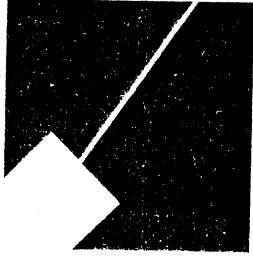
WISTERIA BUSINESS PARK
LOT 3 GERMANTOWN
27th ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors

1200 Wisteria Road
Germantown, MD 20874
Tel: (301) 470-9400
Fax: (301) 444-0403



Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. In the event of a power outage, please call the utility company immediately. The utility company will be responsible for the cost of any damage to the utility lines. The utility company will be responsible for the cost of any damage to the utility lines.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: January 14, 1999

SITE PLAN REVIEW: #8-99010

PROJECT: Wisteria Business Park, Lot 2, Office/Bank

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Holmes, with a vote of 5-0, Commissioners Bryant, Holmes, Hussmann, Perdue and Richardson voting for.

The date of this written opinion is January 14, 1999, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before February 13, 1999, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid for as long as Preliminary Plan #1-90068 is valid, as provided in Section 59-D-3.8.

On December 17, 1998, Site Plan Review #8-99010 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;

3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-99010 which consists of 15,450 gross square feet of commercial office/bank use subject to the following conditions:

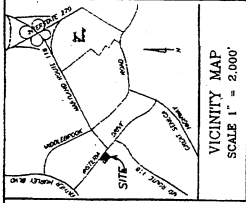
1. Prior to signature approval of the site/landscape plans the following revisions shall be made and/or information provided:
 - a. Proposed green area information shall be added to the Development Standards table.
 - b. Lead-in sidewalks shall be provided from Wisteria Drive to the Bank building entrance.
 - c. The internal access drive shall be a minimum of 24-feet-wide for its entire length.
 - d. Dumpster screening details shall be added to the plans.
 - e. Lighting details shall be added to the plans.
 - f. Provide field located spot elevations at the base and dripline of each historic tree.
 - g. Verify that the spacing and species of street tree proposed along the MD Rte. 118 frontage is consistent with the recently implemented streetscape.
 - h. Details for permanent signage denoting the preservation and historical nature of the allee shall be provided and the location shall be indicated on the plans.
 - i. The historic allee shall be placed in a Type II Conservation Easement to ensure its long term protection and preservation. The exact limits of the easement will be determined prior to signature set approval.
2. Prior to release of any grading or building permits, a certified arborist shall be consulted to review any proposed encroachment into the critical root zone area of the historic trees to be preserved and recommend specific protection measures. A copy of the arborist's report shall be submitted to staff for review.
3. The following Standard Conditions of Approval were approved by the Planning Board on October 10, 1995 and apply to the subject site:
 - A. Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents for review and approval prior to approval of the signature set as follows:

1. Development Program to include a phasing schedule as follows:
 - a. Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - b. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

- B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - 1) Limits of disturbance;
 - 2) Methods and location of tree protection;
 - 3) Forest Conservation areas;
 - 4) Conditions of DPS Stormwater Management Concept approval letter dated 10/30/98;
 - 5) Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - 6) The development program inspection schedule.
 - 7) Conservation easement boundary
 - 8) Street trees along all public streets;

- C. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.

- D. No clearing or grading prior to M-NCPPC approval of signature set of plans.



KEY

- SEMI-CRITICAL TREE / CRITICAL ROOT ZONE
- SHADE TREE-TAKING FOREST CONSERVATION CREDIT
- EVERGREEN TREE
- FLOWERING TREE
- SHRUB
- GROUNDCOVER
- TREE PROTECTION FENCE
- ROOT PRUNING TRENCH
- PROPOSED PARKING LOT FEATURE
- PROPOSED STREET LIGHTS (4) 100% HPSV, DECORATIVE "WASHINGTON GLOBE" STYLE. (AS PER ATTACHED SPECIFICATIONS)
- PROPOSED STREET LIGHTS (1) 100% HPSV, P2 (PENDANT) SIGNAL MOUNTED STREET LIGHT
- PROPOSED 150W (1) HPSV, P2 (PENDANT) LG FED.

- NOTES:**
- THE WASHINGTON GLOBE STYLE STREET LIGHT WILL BE FURNISHED AND INSTALLED BY THE DEVELOPER.
 - UNDERGROUND CABLING AND ENERGIZATION BY PEPCO.

LANDSCAPE PLANT LIST

| CODE | QTY | SYMBOL | COMMON NAME | COL. | HT. | WIDE. |
|------|-----|-------------------|-------------|--------|----------|---------|
| A1 | 25 | Circle with cross | Red Oak | 18-24" | #1 Cont. | 3' O.C. |
| B1 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B2 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B3 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B4 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B5 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B6 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B7 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B8 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B9 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B10 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B11 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B12 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B13 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B14 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B15 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B16 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B17 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B18 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B19 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B20 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B21 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B22 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B23 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B24 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B25 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B26 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B27 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B28 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B29 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B30 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B31 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B32 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B33 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B34 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B35 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B36 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B37 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B38 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B39 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |
| B40 | 40 | Circle with dot | Black Gum | 18-24" | #1 Cont. | 3' O.C. |

OWNER CERTIFICATE

The enclosed plans in respect to the building and site development plan in accordance with the requirements of the Montgomery County Planning Board and the applicable codes.

BY: *[Signature]* DATE: 1/23/04

Montgomery J. P. Co. Inc.

LANDSCAPE / FOREST CONSERVATION / LIGHTING PLAN
DAY CASE

WISTERIA BUSINESS PARK
LOT 3 GERMANTOWN

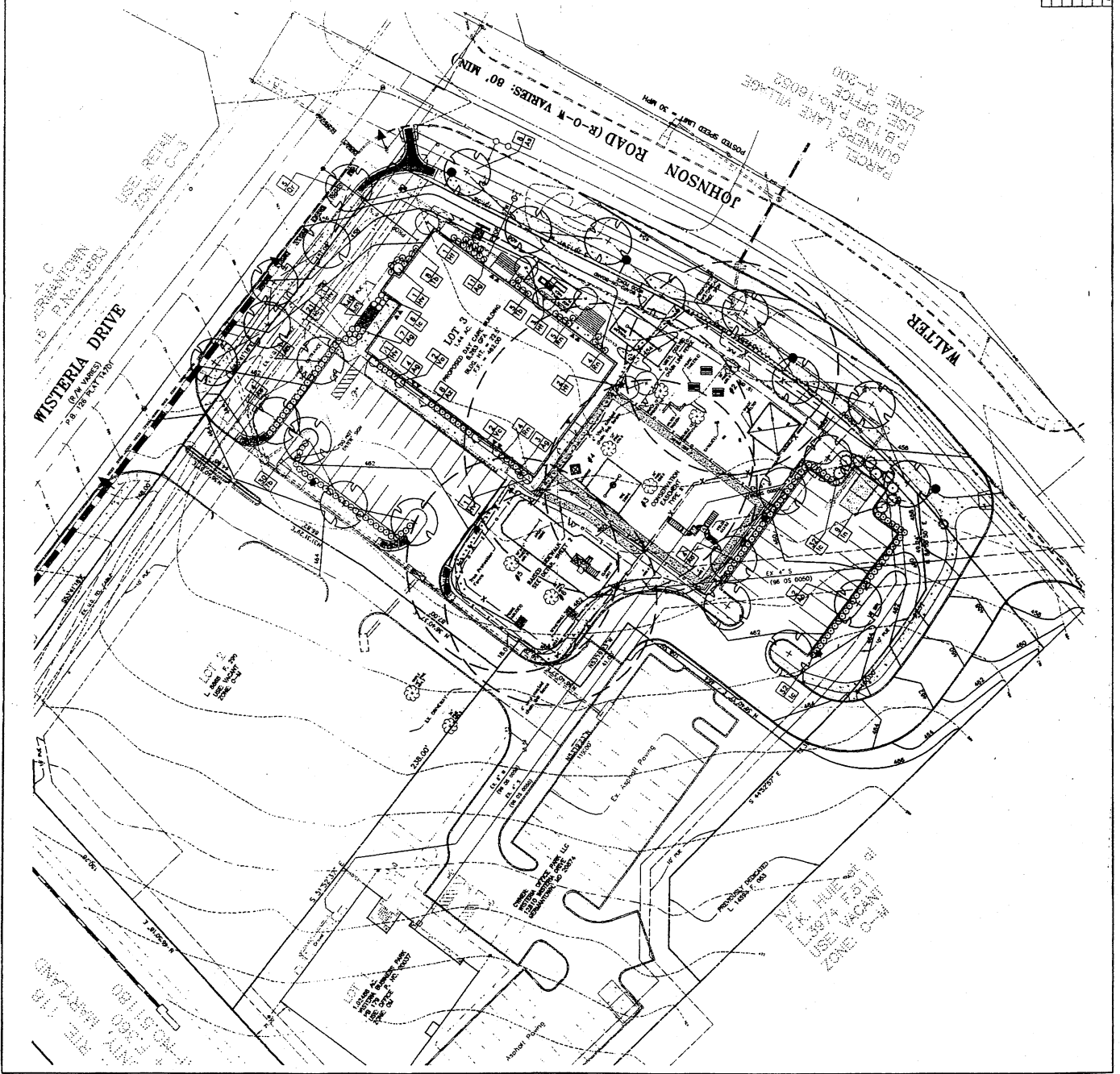
2TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers & Planners & Surveyors

1001 6th St. N.W.
Arlington, VA 22202
(703) 525-1100
FAX (703) 525-1101

DATE: 1/23/04

SCALE: 1" = 2,000'



[Handwritten signature]

| NO. | DATE | DESCRIPTION | BY |
|-----|---------|--------------------------|----|
| 1 | 1/23/04 | REV. PER W/SHOP COMMENTS | MB |
| 2 | 1/23/04 | REV. PER W/SHOP COMMENTS | MB |