The forest conservation requirements are being satisfied for Lot E through on-site planting and credits for preservation in the overall development in the remaining Lots A-D.

PLANNING BOARD ACTION AND CONDITIONS

The Montgomery County Planning Board APPROVES Site Plan No. 8-05034 for 312 multi-family dwelling units, including 39 MPDUs and 61,246 square feet of retail, on 3.63 acres, and approval of a parking waiver for 36 parking spaces for the retail use. All site elements of the Bethesda Center North, Lot E plans stamped by the M-NCCPC on July 1, 2005, shall be required except as modified by the following conditions:

1. Development Plan Conformance

The proposed development shall comply with the certified Development Plan G-801, dated May 19, 2003, and associated binding elements.

2. Preliminary Plan Conformance

The proposed development shall comply with the conditions of approval for Preliminary Plan 1-04049 as listed in the Planning Board opinion dated March 22, 2005.

3. Site Design

   a. Provide directional signs posting ‘Do Not Enter’ for the one-way drive aisle from the surface parking lot to Old Georgetown Road.
   b. Extend the median break on Citadel Avenue to the Old Georgetown Road right-of-way and by approximately 20 feet south on Citadel Avenue, consistent to recommendations from Montgomery County Department of Permitting Services.
   c. The garage entrance drive shall be perpendicular to Park Avenue.

4. Landscaping

   a. Provide streetscape improvements on Citadel Avenue, Park Avenue and Main Street Circle consistent with the Bethesda Streetscape Standards, unless otherwise amended by staff to provide a unique environment for this site.
   b. Provide minimum dimensions on the site plan for the sidewalk widths adjacent to the proposed curb and the building. Pedestrian sidewalks adjacent to Citadel
Avenue, Park Avenue and Main Street Circle shall be a minimum of 15-feet-wide, inclusive of the 5-foot-wide tree pit.

c. Spacing of street trees shall be a minimum of 30 feet on-center.

d. Street trees along Citadel Avenue, Park Avenue and Main Street shall be 4-inch caliper.

5. Lighting

a. The lighting distribution and photometric plan with summary report and tabulations to conform to IESNA standards for commercial development for the surface parking lot.

b. All light fixtures in the surface parking lot shall be full cut-off fixtures or equipped with refractors, reflectors or deflectors causing potential glare or excess illumination, especially on the perimeter fixtures abutting the county roads.

c. The height of the light poles shall not exceed 20 feet including the mounting base for the surface parking lot facility and 16 feet for the streets, as shown on the site plan.

d. The light fixtures (Washington Globe, approximately 60 feet on-center) on Citadel Avenue and Park Avenue shall be in accordance with MC Department of Public Works and Transportation standards and consistent with the Bethesda Streetscape standards.

6. Pedestrian Circulation

a. Provide a 5-foot-wide sidewalk connection from the southern terminus of proposed Citadel Avenue for Lot 'E', through Lot 'D' to the northern portion of Citadel Avenue being constructed as part of the WMATA parking garage.

b. Provide 12-foot-wide crosswalks connecting all four corners of the intersection, consistent to approvals from Montgomery County Department of Permitting Services.

7. Recreation Facilities

Provide a tot-lot, (6) picnic/sitting areas, an open play area, swimming pool on the roof top, an indoor community space and community garden.
8. **Open Space**

   a. Provide a 3,850-square-foot outdoor public plaza (public use space) at the southwestern boundary of the site between the building footprint and Main Street Circle.
   b. The proposed public use space shall be easily and readily accessible to the general public and used for public enjoyment.

9. **Stormwater Management**

   The proposed development is subject to Stormwater Management Concept approval conditions dated May 26, 2004.

10. **Moderately Priced Dwelling Units**

    The Applicant shall provide 39 Moderately Priced Dwelling Units (12.5% of the total number of units) within the building, consistent with Chapter 25A.

11. **Maintenance of Common Areas**

    Prior to signature set approval of site plan, the Applicant shall execute and record among the Land Records of Montgomery County an agreement with the Planning Board requiring the Applicants to provide maintenance of all areas intended to be used for recreational or other common or quasi-public purposes and all public amenity space, including the Urban Amenity-Open Space adjacent to Building Block 'D' and the Open Space at the eastern end of the site, as shown on the Development Plan/Land Use Plan.

12. **Forest Conservation**

    The proposed development shall comply with the conditions of the final forest conservation plan. The applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.

13. **Common Open Space Covenant**

    Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to
M-NCPPC staff prior to issuance of the 1st building permit that Applicant’s recorded Homeowners Association Documents incorporate by reference the Covenant.

14. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the building.

b. Community-wide pedestrian pathways, including the 5-foot-wide connector along Citadel Avenue shall be completed upon completion of the building and roads, but prior to occupancy of the building.

c. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.

d. The public use space, including the seating areas associated with plaza shall be completed as construction of the building and roads are completed.

e. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.

f. Provide each section of the development with necessary roads.

g. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.

h. Recreation facilities shall be completed and operational upon completion of the building, but prior to occupancy of the building.

15. Clearing and Grading

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

16. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

a. Development program, inspection schedule, and Site Plan Opinion.

b. Limits of disturbance.
c. Methods and locations of tree protection.

d. Note stating the M-NCPPC staff must inspect protection devices prior to clearing and grading.

e. Details of the private recreational facilities and their locations within the structure of the building.

f. Provide a final streetscape plan to include all streetscape elements (such as bollards, benches, trash receptacles) to establish a streetscape concept for the White Flint Town Center.

*[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]*
PLAT NO. 220061620

Fall Creek Farm, East (Preliminary Plan: Ruppert Nurseries Fall Creek Farm East)
Located on Laytonsville Road, 1500 feet south of Hawkins Creamery Road
RDT Zone, 1 Lot
Private Well, Private Septic
Master Plan Area: Olney
Fall Creek LLC, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120050900, formerly 1-05090, as approved by the Board; and that any minor modifications reflected on the plat do not alter the intent of the Board’s previous approval of the preliminary plan.
RECORD PLAT REVIEW SHEET

Plan Name: Fall Creek Farm East
Plat Name: Fall Creek Farm East
Plat Submission Date: 2/24/06
DRD Plat Reviewer: RW (Richard Weaver)
DRD Prelim Plan Reviewer:

Initial DRD Review:
Signed Preliminary Plan – Date 3/14/06 Checked: Initial TA Date 3/15/06
Planning Board Opinion – Date 3/22/06 Checked: Initial TA Date 3/15/06
Site Plan Req’d for Development? Yes No Verified By: (initial)
Site Plan Name: Site Plan Number:
Planning Board Opinion – Date Checked: Initial Date
Site Plan Signature Set – Date Checked: Initial Date
Site Plan Reviewer Plat Approval: Checked: Initial Date

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements ✓ Open Space N/A
Non-standard BRLs ✓ Adjoining Land ✓ Vicinity Map ✓ Septic/Wells ✓
TDR note N/A Child Lot note N/A Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓

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Final DRD Review:
DRD Review Complete: Initial RW Date 6/12/06
(All comments rec’d and incorporated into mark-up)
Engineer Notified (Pick up Mark-up): TA 3/15/06
Final Mylar w/Mark-up & PDF Rec’d: TA 6/12/06

Board Approval of Plat:
Plat Agenda: TA 6/22/06
Planning Board Approval: TA 6/22/06
Chairman’s Signature: 

DPS Approval of Plat:
Engineer Pick-up for DPS Signature:
Final Mylar for Reproduction Rec’d:

Plat Reproduction:
Addressing: 
File Card Update: 
Final Zoning Book Check: 
Update Address Books with Plat #: 
Update Green Books for Resubdivision: 
Notify Engineer to Seal Plats: 
Engineer Seal Complete: 
Complete Reproduction: 
Sent to Courthouse for Recordation: 
Septic System Design Notes:
1. Natural soils shown below the surface in December 2004.
2. Average annual rainfall rate = 24 inches.
3. Septic design flow to accommodate wetting should be at least a number of months of rainfall.
4. Flow rate = 2,550 gpd (4,000 gpd).
5. Capacity adjustment factor due to wetting of Septic systems based upon a number of months of rainfall.
6. Area shown on plan = 6,500 ft².
7. Application rate = 10,000 ft² per day.
8. Soil area required = 5,000 gpd (4,000 gpd).
10. Wastewater discharge rate = 0.5 gpm.
11. Length of system = 20,000 ft.
12. Sludge pumpout rate shall be in accordance with applicable code regulations.
13. Final design including calculation of effective surface area pumping rate to be determined at permit.

FULL SCALE FARM忑ALL SCALE FARM

GENERAL NOTES:
1. ZONING OF SUBJECT PROPERTY - R-1 (Rural Density Transfer)
2. AREA OF PROPERTY - 175.12 AC
3. AREA EXCLUDED FROM SUBDIVISION (FARM REMAINDER) - 162.52 AC
4. NET TRACT AREA - 12.51 AC
5. AREA IN FUTURE ROAD EASEMENT - 1.67 AC
6. NUMBER OF LOTS PROPOSED - 1
7. AREA OF PROPOSED LOT - 10.06 AC
8. PROPOSED USE - LANDSCAPE CONTRACTOR (as permitted by Special Exception)
9. OTHER USES SUBJECT TO THE APPROVAL OF SPECIAL
10. EXISTING SEWER AND WATER SERVICE CATEGORIES: S-I & W-I
11. PROPERTY TO BE SERVED BY INDIVIDUAL WELL & ON-SITE SEWAGE DISPOSAL SYSTEM
12. BITE LOCATED IN GREAT SEDNA CREEK WATERSHED (CLASS I) & NAWINGUS RIVER WATERSHED (CLASS IV)
13. AREA WITHIN NAWINGUS RIVER WATERSHED IS SUBJECT TO "PRIMARY MANAGEMENT AREA" GUIDELINES

Primary Management Area (PMA) Notes:
1. A portion of the map area may be regulated by the Federal Crop Insurance Program.
2. The map area may be regulated by the U.S. Fish & Wildlife Service.
3. Map area is shown to be within the Great Sedna Creek Watershed.
4. The stream areas have been delineated with 10% of ground area.
5. The map area is subject to the U.S. Fish & Wildlife Service criteria for wetlands regulations.
6. The map area is subject to the U.S. Army Corps of Engineers regulations for wetlands.