Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

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M-NCPPC
JUL 30 2013
MONTGOMERY COUNTY PLANNING DEPARTMENT

Effective: June 1, 2012

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
www.montgomeryplanning.org
Phone 301.495.4550
Fax 301.495.1306

SKETCH PLAN APPLICATION

☐ Initial Application ■ Final Application ☑ Revised Application 7/30/2013 ☐ Amendment

M-NCPPC Staff Use Only			
File Number	320130010	Fee (Attach Worksheet)	✓ #140,250.00
Date Final Application Received	7/30/2013	Fee Received by	(AB)
MCPB Hearing Date	10/17/2013	DRC Meeting Date	Tues 9/3/2013
Lead Reviewer		NRI/FSD Number	420130900

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

Sketch Plan Name: Gables White Flint Acres 5.21 Sq.ft. 227,018

200 scale Base Map # 215NW06, _____, _____ Tax Map # GQ62, _____, _____
Special Protection Area _____
Property Tax Account Number(s) associated with the plan *(8 digits)*

A. 04-01508248 B. 04-03262813 C. _____ D. _____ E. _____
F. _____ G. _____ H. _____ I. _____ J. _____

Location: *(Complete either A or B)*

A. On Existing Old Georgetown Road *(Street Name)*, 0 feet _____ *(N,S,E,W etc.)* of Existing Executive Boulevard *(Nearest Intersecting Street)*

B. _____ *(N,S,E,W etc.)* quadrant, intersection of _____ *(Street Name)* and _____ *(Street Name)*

Subdivision Information: *(Complete either C, if located within a recorded subdivision, or D)*

C. Lot SEE ATTACHED Block _____ Subdivision _____

D. Parcel _____ Liber 34881 Folio 172; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Planning Area: ~~Bethesda~~ North # 30

Applicant Team *(Enter all that apply and submit separate supporting documentation as necessary)*

Primary Contact *(Person who will be the primary contact and point person for future electronic review process.)*

VIKA Maryland, LLC		Ian P. Duke	
Company Name		*Contact Person*	
20251 Century Boulevard Suite 400			
Street Address			
Germantown		MD	20874
City		*State*	*Zip Code*
301-916-4100 *Telephone Number* ext.	301-916-2262 *Fax Number*	duke@vika.com *E-mail*	

Owner

LG Georgetown LLC		Jorgen Punda	
Company Name		*Contact Person*	
8280 Greensboro Drive Suite 605			
Street Address			
McLean		VA	22102
City		*State*	*Zip Code*
703-918-2500 *Telephone Number* ext.	*Fax Number*	jpunda@gables.com *E-mail*	

Landscape Architect

Parker Rodriguez		Trini Rodriguez		
Company Name		*Contact Person*		
101 North Union Street Suite 320				
Street Address				
Alexandria			VA	22314
City			*State*	*Zip Code*
703-548-5010		trodriguez@parkerrodriguez.com		
Telephone Number	*Fax Number*	*E-mail*		

Architect

Torti Gallas		Daniel Ashtary		
Company Name		*Contact Person*		
1300 Spring Street Suite 400				
Street Address				
Silver Spring			MD	20910
City			*State*	*Zip Code*
301-588-4800	301-650-2255	dashtary@tortigallas.com		
Telephone Number	*Fax Number*	*E-mail*		

Engineer

VIKA Maryland, LLC		Jason Evans		
Company Name		*Contact Person*		
20251 Century Boulevard Suite 400				
Street Address				
Germantown			MD	20874
City			*State*	*Zip Code*
301-916-4100	301-916-2262	evans@vika.com		
Telephone Number	*Fax Number*	*E-mail*		

Attorney

Linowes & Blocher		Stephen Kaufman		
Company Name		*Contact Person*		
7200 Wisconsin Avenue Suite 800				
Street Address				
Bethesda			MD	20814
City			*State*	*Zip Code*
301-654-0504	301-654-2801	skaufman@linowes-law.com		
Telephone Number	*Fax Number*	*E-mail*		

Other: Traffic Engineer

Wells & Assoiciates		Nancy Randall		
Company Name		*Contact Person*		
8730 Georgia Avenue Suite 200				
Street Address				
Silver Spring			MD	20910
City			*State*	*Zip Code*
301-448-133 x1494		amrandall@mjwells.com		
Telephone Number	*Fax Number*	*E-mail*		

Data Summary Table		**Acres**	**Square Feet**
Tract Area			
Gross Tract Area		5.21	227,018
Area Dedicated to Public Use		0.39	17,186
Area Previously Dedicated to Public Use		0.33	14,164
Total Net Area of Sketch Plan		4.14	180,343
Gross Tract Area by Zone	Zone 1: CR-3, C-1.5, R-2.5, H-70'	4.64	202,290
(indicate full zone, e.g., CRT2.0 C1.0 R1.5 H60)	Zone 2: CR-4, C-2., R-3., H-250'	0.57	24,728*
	Zone 3: n/a	n/a	n/a

*2,549sf of Old Georgetown Saab property within GTA, not used for density.

Density (Total)	**Permitted (Sq.Ft.)**	**Proposed (Sq.Ft.)**
Non-Residential		Up to 31,000
Residential		Up to 490,000
Other Base density including incentive	695,586	Up to
Total	695,586 *	**Total** Up to 521,000

*2,549sf of Old Georgetown Saab property within GTA, not used for density.

Height	**Permitted (Ft.)**	**Proposed (Ft.)**
Zone 1: CR-3, C-1.5, R-2.5, H-70'	70'	Up to 70'
Zone 2: CR-4, C-2.5, R-3.5, H-250'	250'	Up to 70'
Zone 3:	n/a	Up to n/a

Parking Spaces				
Non-Residential	124	(Min)	124	(Max)
Residential	388	(Min)	470	(Max)
Other (7 surface spaces & 400 park spaces in garage)		(Min)	407	(Max)
Total	512	(Min)	**Total** 1001	(Max)

Is the property located within a parking lot district? ❑ Yes ■ No

If yes:

Public Use Space	**Required**	**Proposed**
	10 (%)	10 (%)

Supplementary Information:

Previous Plan Submittals: *(enter information, if applicable)*

Type	Case No.	Resolution/Approval Date
Zoning Case		
Development Plan/Schematic DP		
Special Exception		
Variance		
NRI/FSD (if applicable)	420131890	July 2, 2013
SWM Concept (if applicable)		
Pre-Application		
Sketch Plan		
Project Plan		
Preliminary Plan		
Site Plan		

If Record Plat(s) recorded, enter M-NCPPC record plat book & page: _____ - _____

_____ - _____ _____ - _____

Describe the nature of the amendment or revision, if applicable. (Note: This form applies only to full plan amendments.) ❑ Attached

Is the property in the Locational Atlas and Index of Historic Sites? ❑ Yes ■ No

Is the property in the Master Plan for Historic Preservation? ❑ Yes ■ No

Is the property in an incorporated municipality? ❑ Yes, _____ ■ No

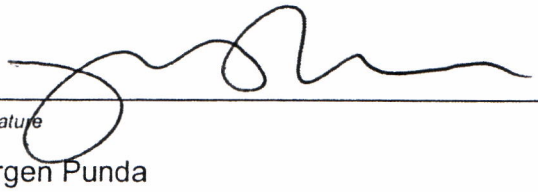
Is the property in a special taxing district? ❑ Yes, _____ ■ No

Legal restrictions on property not shown on plan, if any* (*See Submission Requirements, section 4.17*)

*MNCPPC does not enforce private easements or any other private legal agreements.

Applicant hereby acknowledges that he/she ■ is the sole owner of the subject property, ■ is otherwise legally authorized to represent the owner(s) (written verification provided), or ❑ is a contract purchaser authorized to submit this application by the property owner (written verification provided). Applicant hereby acknowledges that the 60-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulation, will not commence until final plan drawings and all supporting information necessary for a decision for the subject application is provided to the Montgomery County Planning Department so that it can be referred to the appropriate agencies for final comment.

Signature of Applicant(s) *(Owner, Owner's Representative or Contract Purchaser)*



Signature

5/20/13

Date

Jorgen Punda

Name (Type or Print)

Signature

Date

Name (Type or Print)

Signature

Date

Name (Type or Print)

Signature

Date

Name (Type or Print)

Checklist

See Submission Requirements for more details about the items below:

Initial Applications: Submit only 3 copies of all relevant items below

Final Applications: Submit applicable number of copies per the checklist

	No. Copies	Engineer/ Surveyor	M-NCPPC Staff
		Submitted or N/A	Accepted or Not Accepted
1. Complete application form and checklist	1		✓
2. Complete fee schedule worksheet and fee	1	submitted	✓
3. Outreach Information			
3.1 Notice List prepared in conformance with the Manual of Development Review Procedures on printer labels and paper copy of labels	2 sets of labels & 1 paper copy	submitted	✓
3.2 Copy of the application notice letter	2	submitted	✓
3.3 Pre-submission Meeting information, including:			✓
3.3.1 Notarized affidavit with meeting time, date and location	1	submitted	✓
3.3.2 Copy of invitation letter with list of "Invitees"	1	submitted	✓
3.3.3 List of meeting participants and copy of attendee sign-in sheet	1	submitted	✓
3.3.4 Copy of meeting minutes	1	submitted	✓
3.4 Site Posting Information, including:			✓
3.4.1 Notarized affidavit with location and date of sign posting	1	submitted	✓
3.4.2 Plan drawing with location of sign(s) (8" x 11")	1	submitted	✓
3.4.3 Photograph of posted sign with date stamp	1	submitted	✓
4. Sketch Plan Booklet (11" x 17" Booklet) with the following:	12	submitted	✓
4.1 General Information			
4.1.1 Complete application form and checklist			
4.1.2 Complete fee schedule worksheet and fee			
4.2 Justification Statement Indicating how the project meets the requirements and standards of the zone and will further the objectives of the applicable master or sector plan			
4.3 Illustrative Plans showing:			
4.3.1 Building densities, massing, heights, and the anticipated mix of uses;			
4.3.2 Locations of public use and other open spaces;			
4.3.3 Pedestrian, bicycle, and vehicular circulation, parking, and loading; and			
4.3.4 Relationships between existing or proposed adjacent buildings and rights of way			
4.4 A table of proposed public benefits and the incentive density requested for each			
4.5 A general phasing outline of structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications			

	No. Copies	Engineer/ Surveyor	M-NCPPC Staff
	12	Submitted or N/A	Accepted or Not Accepted ✓
4.6 Narrative describing how the sketch plan will: 4.6.1 Meet the objectives, general requirements, and standards of the zone; 4.6.2 Further the recommendations and objectives of the applicable master or sector plan; 4.6.3 Achieve compatible internal and external relationships between existing and proposed nearby buildings, open space, and uses; 4.6.4 Provide satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading; 4.6.5 Propose and outline of public benefits that supports the requested incentive density; and 4.6.6 Establish a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.....		submitted	
4.7 Certificate of Compliance attesting that the application conforms to all applicable federal, state and local laws and regulations.....	12	submitted	✓
5. Supporting Information for Sketch Plan (Provide in 11"x 17" Booklet - *Drawings and Notes must be readable*)			
5.1 The proposed / filed NRI/FSD	12	submitted	✓
5.2 The proposed /filed SWM concept or a narrative describing environmental site design strategy with exhibits			
5.2 Local Vicinity Map, at 1" = 200', showing area within 1,000' of site perimeter a. Topography at five-foot contour intervals b. Transit facilities c. Public Parks and Recreational Facilities d. Cultural Features (e.g., libraries, museums, entertainment venues) e. Streets & Roads: Master Plan ROWs and easements			
5.3 Existing Site Conditions Map a. Must include area up to 100' from the site perimeter b. Zoning c. Buildings and Structures d. Roads, Alleys, Parking Areas, Sidewalks, Trails, etc. e. Utilities			
7. PDF image of the entire proposed Sketch Plan booklet and coordinating drawings on a cd	2	submitted	✓
8. WSSC Information Sheet and Paid Receipt	2	submitted	✓

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of ■ Engineer, ❑ Surveyor

Signature *Date* 5/22/13

Jason Evans

Name (Type or Print)

Gables White Flint		
Tax Parcel	Liber	Folio
N610	34881	172
P665	34881	172
P687	34881	172
P684	34881	172
P613	20858	087
P614	20858	087
N628	17247	132
Portions of Executive Boulevard	5327	266
	5592	484
	5327	266
	8947	593

S&R Inc./VOB Auto Sales

11401 Big Piney Way
Potomac, MD 20854
301-299-7812

Mr. Jorgen Punda
8280 Greensboro Drive
Suite 605
McLean, VA 22102

May 15, 2013

RE: Authorization to Submit Development Application

Dear Jorgen:

As an authorized agent for the property identified as 0-0000 Old Georgetown Road & 5995 Executive Boulevard, Rockville, Maryland, and described as Parcels P613 & P614 on Tax Map GQ62 and recorded in Liber 20858 at Folio 00087 (Tax ID numbers 04-01736960 & 04-03262802) (the "property" as shown in tan on the attached Exhibit A), North Bethesda VOB Saab and Nissan ("VOB") hereby authorizes LG Georgetown LLC ("Gables") and its authorized representatives to prepare, file and process with the applicable governmental authorities of the development applications for a Sketch Plan, Preliminary Plan of Subdivision, Site Plan(s) and NRI/FSD for the Project (as such terms are defined in the Zoning Ordinance of Montgomery County and are collectively referred to herein along with any amendment, modification or supplement thereto and any other related documents, plans or approvals as the "Development Applications"). Gables by and through its authorized representatives and/or any of its affiliated entities, is therefore authorized to execute all necessary application forms, documents, obtain plans and drawings, and act on behalf of VOB in furtherance of the herein described Development Applications.

This authorization may not be construed as VOB approval, in any manner or form, of the proposed development of the Project, nor shall the inclusion of the VOB Property and approvals of said Development Applications bind VOB to any limitation, requirements, or liability of any kind, applicable to the VOB Property. Further, this authorization shall not constitute any consent, agreement, commitment or obligation of Gables or VOB with respect to, present or future conveyances, agreements, licenses, permits, or approvals nor shall it confer on Gables any property rights or interests in VOB Property. All expenses and fees incurred with submitting the Development Applications will be incurred by Gables, at its sole cost.

NORTH BETHESDA VOB SAAB AND NISSAN

By: Richard D'Lanky
Print Name: RICHARD D'LANKY
Title: PRES
Authorized Agent