



8787 Georgia Avenue
 Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4595
 Fax 301.495.1306

PRELIMINARY PLAN APPLICATION

Initial Application Final Application Revised Application Amendment

M-NCPPC Staff Use Only			
File Number	1 <u>20120180</u>	Fee (attach worksheet)	<u>(\$102,450.⁰⁰)</u>
Date Application Received	<u>3/27/2012</u>	Fee Received by	<u>(initials)</u>
NRI/FSD File No., if applicable	4 <u>20111560</u>	DRC Meeting Date	<u>4/30/2012</u>
		MCPB Hearing Date	

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.

Preliminary Plan Name (Subdivision): Mallory Square Acres 12.81 Sq.ft. 558,098

200 scale Base Map # 220nw09 Tax Map # FS343 Special Protection Area Not within SPA

Property Tax Account Number(s) associated with the plan (8 digits)

- A. 09-01488286 B. 09-01622500 C. 09-02347694 D. 09-02640413 E. _____
 F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On RESEARCH BOULEVARD 400 feet WEST of SHADY GROVE ROAD
Street Name (N,S,E,W etc.) Nearest Intersecting Street
 B. SE quadrant, intersection of OMEGA DRIVE and RESEARCH BOULEVARD
(N,S,E,W etc.) Street Name Street Name

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

C. Lot N362 Block N/A Subdivision DECOVERLY HALL, PLAT 10660
 D. Parcel P338 Liber 4299 Folio 102; Parcel N305 Liber _____ Folio _____; Parcel N258 Liber _____ Folio _____

Applicant Owner, Owner's Representative, or Contract Purchaser – check applicable, written verification required if not the owner.)

WOODFIELD/MERIDIAN SHADY GROVE, LLC. MARGARET SMITH FORD
Name Contact Person
3403 CUMMINGS LANE
Street Address
CHEVY CHASE MD 20815
City State Zip Code
(301) 789-2045 MFORD@WOODFIELDINVESTMENTS.COM
Telephone Number ext. Fax Number E-mail

Owner (If Applicant is a representative or contract purchaser, list owner here)

BNA FEDERAL CREDIT UNION LES HOLMES
Name Contact Person
1801 SOUTH BELL STREET, RM 1319
Street Address
ARLINGTON VA 22202
City State Zip Code
Telephone Number ext. Fax Number E-mail

Engineer or Surveyor

VIKA MARYLAND, LLC BILL LANFAIR
Name *Contact Person*
 20251 CENTURY BOULEVARD, SUITE 400
Street Address
 GERMANTOWN MD 20874
City *State* *Zip Code*
 (301) 916-4100 LANFAIR@VIKA.COM
Telephone Number *ext.* *Fax Number* *E-mail*

Attorney

LINOWES & BLOCHER SCOTT WALLACE
Name *Contact Person*
 7200 WISCONSIN AVENUE, SUITE 800
Street Address
 BETHESDA MD 20814
City *State* *Zip Code*
 (703) 961-5124 SCW@LINOWES-LAW.COM
Telephone Number *ext.* *Fax Number* *E-mail*

Development Information: (See attached Submission Requirements, section 5)

Method of Development: Standard Cluster MPDU TDRs, # _____ Other _____
 Attach separate sheet with TDR serial numbers (example 10-6222)

Zoning	Overlay Zone	Acres	Development Type Code	Existing/ Previously Approved Resid'l du/ Comm'l sf	Retained Resid'l du/ Comm'l sf	Proposed Resid'l du/ Comm'l sf	*	MPDU du	Other Affordable Housing du	Age Restricted Housing du	Senior Housing du	# of Lots	# of Out-lots
CR	N/A	12.81	HI	0	0	690	N/A	94	0	0	0	2	1
			RT	0	0	3000	N/A						
			CM	115800	0	0							
Total plan acres		12.81	Total Resid'l	0	0	690	0	94	0	0	0	2	1
			Total Comm'l	115800	0	3000						0	0

* Maximum number of dwelling units (du) allowed by zoning ↑ (make only 1 entry per zone)

Areas Dedicated to Public Use:

Road ROWs	Other ROWs	Schools	Parks	Other	Total
1.49					1.49

Supplementary Information:

Sketch Plan: Mallory Square File Number 320120010

Previous Plan Submittals: (enter information, if applicable)
 Zoning case (attach Council resolution) Date granted ___/___/___ Case No. G- _____
 Special Exception Case No. ___ - ___ Variance: Case No. A- _____
 Pre-Application Submission Name: _____ File Number 7- _____
 Project Plan Name: _____ File Number 9- _____
 Preliminary Plan Name: _____ File Number 1- _____
 Site Plan Name: _____ File Number 8- _____
 If resubdivision of recorded lots, enter M-NCPPC record plat book & page _____ - 516-73

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

[Empty box for describing the amendment or revision]

Is this preliminary plan being reviewed concurrently with? Project Plan 9- _____ or Site Plan 6- 20120130

Has the applicant had any pre-submission meetings with M-NCPPC staff? Yes No
Name of Staff: _____ Date of meeting(s): _____ (Submit minutes)

Is this preliminary plan being reviewed as a "Green Tape" project for affordable housing? Yes No

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

Is the property within a school cluster in moratorium under the current Annual Growth Policy? Yes No
If yes, which one? _____

Waiver(s) requested, if any Yes, See Statement of Justification No

(Identify code section and address in the Statement of Justification) Justification attached

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

[Empty box for legal restrictions]

*MNCPPC does not enforce private easements or any other private legal agreements, but they should be noted as part of the application.

Existing Sewer and Water Categories:

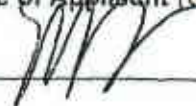
Existing Service Category: Sewer 1 Water 1

Pending Service Category: Sewer 1 Water 1

Proposed Sanitary Systems: Public Water Public Sewer Well Septic

Applicant hereby certifies 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 on the subject application is provided to the Montgomery County Department of Planning so that it can be referred to the appropriate agencies for final comment.

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



Signature

2/9/12

Date

Margaret Smith Ford

Name (Type or Print)

	No. Copies	Engineer/ Surveyor	M-N C P P C Staff
3.13 For sites other than single-family dwellings, identify uses proposed with dimensions and areas of each site, with interior drives and access shown.....			
3.14 Existing/proposed wells (with well arcs) and septic areas on-site and within 100' of property boundary.....			
3.15 Areas for stormwater management, open space, recreation, forest conservation, trails and sidewalks (on-site).....			
3.16 Existing topography at maximum 5' contour intervals.....			
3.17 Conceptual grading/limits of disturbance.....			
3.18 Staging sequence/development program.....			
3.19 Special requirements for cluster, TDR, and MPDU plans.....			
4. Supporting Functional Information/Drawings:			
4.1 Approved Natural Resources Inventory / Forest Stand Delineation.....	8	Submitted	✓
4.2 Proposed Forest conservation plan and worksheet or FCP Exemption letter.....	10	Submitted	✓
4.3 Proposed stormwater management concept (must include a copy of completed SWM application form with MCDPS number)	12	Submitted	✓
4.4 Storm drainage area study per MCDPWT requirements, with map showing and labeling upstream watershed.....	12	Submitted	✓
4.5 Traffic study or traffic operation statement including:			
4.5.1 Local Area Traffic Review/Policy Area Mobility Review.....	8	Submitted	✓
4.5.2 Circulation, Queuing, and Traffic signal warrant analyses (if necessary).....	8	Submitted	✓
4.6 Tentative street profiles.....	8	Submitted	✓
4.7 Sight distance evaluation certification for county and state roads (use county or state forms, as applicable).....	5	Submitted	
4.8 WSSC Preliminary Plan Information Sheet ^{w/} Paid Receipt.....	2	Submitted	✓
4.9 Existing lot layout for residential resubdivisions with delineation of neighborhood, and data table of adjoining lots demonstrating compliance with the resubdivision criteria contained in Section 50-29(b) of the Subdivision Regulations.....	2	n/a	—
4.10 Existing record plat for existing lots being resubdivided under Section 50-29(b) of the Subdivision Regulations.....	2	Submitted	✓
4.11 Required information for Health Department approval of septic areas.....	5	n/a	—
4.12 Off-site utility connections and other off-site features affecting plan.....	5	Submitted	ON PLANS
4.13 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 or required TDRs.....	2	Submitted	ON PLANS
4.14 Draft traffic mitigation agreement if site is located in transportation management district or subject to PAMR trip reduction.....	2	Submitted	✓
4.15 Composite plan, if preliminary plan includes more than one sheet.....	2	n/a	—
4.16 Minutes from any pre-submission meeting(s) with staff.....	2	n/a	—
4.17 Details regarding legal restrictions on the property.....	2	n/a	—

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

Jagdish Mandavia

JAGDISH MANDAVIA

Name (Type or Print)

2/22/12

Date

DOT Paid Receipt 2 ✓



June 8, 2011

Montgomery County Planning Board
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: BNA Property located at 9435 Key West Avenue, Rockville, in Montgomery County, Maryland and identified as Parcel N362 and Parcel P338 on Montgomery County Tax Map FS51 (the "Property") -- Sketch Plan, Preliminary Plan of Subdivision and/or Site Plan Applications (collectively, the "Applications")

To Whom It May Concern:

BNA WASHINGTON, INC., a Delaware corporation, as owner of the referenced Property, hereby authorizes and consents to the filing of the Applications by Woodfield/Meridian Shady Grove, LLC, a Delaware limited liability company, and its authorized representatives ("Developer") for the development of residential uses and associated amenities and infrastructure on the Property. Developer, by and through its affiliated entities is therefore authorized to execute all necessary forms and documents and submit plans and drawings in furtherance of the Applications.

Thank you.

By: 
Name: Robert F. Ambrosini
Title: President