



LIDL

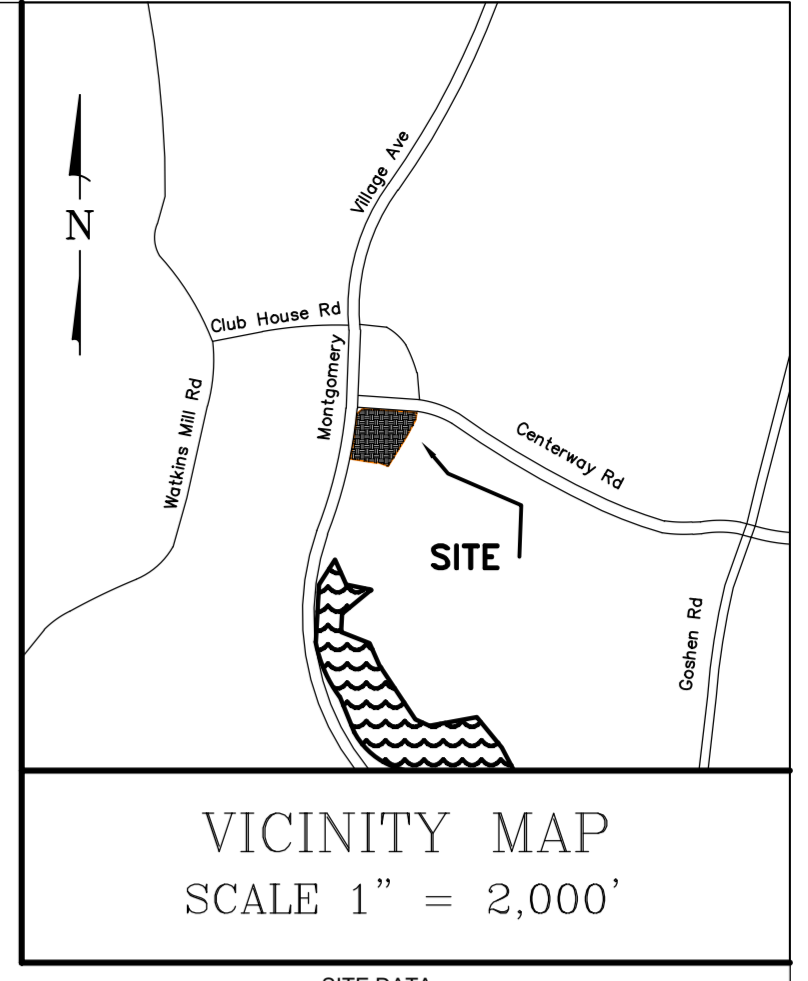
MONTGOMERY VILLAGE WHETSTONE CENTER

CERTIFIED SITE PLAN # 820200030



SHEET INDEX

- C0.01 COVER SHEET
- C0.02 RESOLUTION SHEET
- C0.03 RIGHT-OF-WAY SECTIONS
- C2.01 SITE PLAN DRAWING
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- L2.03 LANDSCAPE DETAILS
- EL-1 SITE LIGHTING PLAN - PHOTOMETRIC CALCULATIONS
- EL-2 SITE LIGHTING PLAN - FIXTURE LOCATIONS
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- A-002 ARCHITECTURAL SITE DETAILS
- A-200 ARCHITECTURAL ELEVATIONS



SUBJECT PROPERTIES
MONTGOMERY VILLAGE WHETSTONE PROFESSIONAL CENTER
PARCEL 3C & LOTS 27, 29-35
PLATS 9651 & 9651

PROPERTY OWNER
LIDL US OPERATIONS, LLC
3000 S CLARK STREET
ARLINGTON, VA 22202

TRACT AREA
191,984 SF (4.4074 AC)²

PRIOR DEDICATIONS
N/A

PROPOSED DEDICATION
NONE PROPOSED

ZONING CLASSIFICATION
CRT-1.25, C-1.0, R-1.0, H-75

PROPOSED USE
RETAIL/SERVICE ESTABLISHMENT

- PROJECT IS NOT TAKING CREDIT FOR ANY PRIOR RIGHT-OF-WAY DEDICATION IN CALCULATING GROSS TRACT AREA.
- NET LOT AREA PER PRELIMINARY PLAN 12/20/2020:

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, Lic. No. 16905 Exp. Date: 04.21.2022

LIDL US, LLC
3500 SOUTH CLARK STREET
ARLINGTON, VA 22202

CRT-1.25 C-1.0 R-1.0 H-75 ZONE & MONTGOMERY VILLAGE OVERLAY DEVELOPMENT STANDARDS

	PERMITTED/REQUIRED	PROVIDED PER SITE PLAN 820200030
MINIMUM PUBLIC OPEN SPACE (TRACT >10,000 SF) 59.4.5.3.C.1	10% (19,198 SF)	20% (38,400 S.F.) ²
MINIMUM LOT AREA 59.4.5.3.C.2	N/A	164,097 SF (3.7872 AC)
MAXIMUM TOTAL DENSITY (FAR) - STANDARD METHOD 59.4.5.3.C.2	1.00 (191,984 SF)	0.16 (30,000 SF)
MAXIMUM LOT COVERAGE 59.4.5.3.C.2	N/A	19%
MINIMUM FRONT SETBACK 59.4.5.3.C.3	0 FT.	45 FT
MINIMUM SIDE STREET SETBACK 59.4.5.3.C.3	0 FT.	18 FT
MINIMUM SIDE STREET SETBACK, ABUTTING NON-RESIDENTIAL 59.4.5.3.C.3 / 59.4.1.8.A	0 FT.	100 FT
MINIMUM REAR SETBACK, ABUTTING RESIDENTIAL(R-90) 59.4.5.3.C.3	37.5 FT.	255 FT
BEHIND FRONT BUILDING LINE IN THE BTA 59.4.5.3.C.3	N/A	ALL PARKING IS LOCATED BEHIND FRONT BUILDING LINE IN BTA
BEHIND SIDE STREET SETBACK, PARKING 59.4.5.3.C.3	N/A	ALL PARKING IS LOCATED BEHIND SIDE STREET BUILDING LINE IN BTA
MINIMUM SIDE SETBACK, PARKING 59.4.5.3.C.3	10 FT. TO ACCOMMODATE LANDSCAPING UNDER 59.6.2.9	N/A ¹
MINIMUM REAR SETBACK, PARKING 59.4.5.3.C.3	10 FT. TO ACCOMMODATE LANDSCAPING UNDER 59.6.2.9	85 FT
BUILD TO AREA (BTA) MIN FACADE IN BTA FRONT SETBACK 59.4.5.3.C.3	70% (20 FT. OR AS MODIFIED)	100% (MODIFIED TO 62 FT.) ²
BUILD TO AREA (BTA) MIN. FACADE IN BTA SIDE STREET SETBACK 59.4.5.3.C.3	35% (20 FT. OR AS MODIFIED)	100%
MAXIMUM BUILDING HEIGHT, PRINCIPAL BUILDING 59.4.5.3.C.3	75 FT.	25 FT
MINIMUM BUILDING TRANSPARENCY, GROUND STORY FRONT 59.4.5.3.C.5	40%	40% ³
MINIMUM BUILDING TRANSPARENCY, GROUND STORY SIDEREAR 59.4.5.3.C.5	25%	25% ³
MAXIMUM BLANK WALL 59.4.5.3.C.5	35 FT.	35 FT. ³
PARKING LOT INTERNAL LANDSCAPED AREA 59.6.2.9.C.1	5%	26% ⁴
PARKING LOT TREE CANOPY 59.6.2.9.C.2	25%	45% ⁴
PARKING LOT PERIMETER PLANTING WIDTH, ABUTTING RESIDENTIAL 59.6.2.9.C.3	10 FT.	24 FT. ⁴
VEHICLE PARKING REQUIREMENTS (WITHIN REDUCED PARKING AREA) 59.6.2.4.B	105 SPACES MINIMUM (3.5 PER 1,000 SF) 190 SPACES MAXIMUM (6 PER 1,000 SF)	138 SPACES ⁵ (SEE BREAKDOWN BELOW)
MINIMUM NUMBER OF ACCESSIBLE SPACES: 59.6.2.3.B / COMAR 05.02.02	5 SPACES	5 SPACES
MOTORCYCLES/SCOOTER SPACES: 59.6.2.3.C	3 SPACES	4 SPACES
CAR-SHARE SPACES: 59.6.2.3.D	1 SPACE	1 SPACE
ELECTRIC VEHICLE CHARGING SPACES (FUTURE): 59.6.2.3.E	2 SPACES	2 SPACES
PARKING PROVIDED BREAKDOWN		
STANDARD ACCESSIBLE		126 SPACES
MOTORCYCLES/SCOOTER		4 SPACES
CAR SHARE		1 SPACE
ELECTRIC VEHICLE CHARGING		2 SPACES
MINIMUM BICYCLE PARKING SPACES REQUIRED 59.6.2.4.C	3 SPACES (1 LONG TERM) (1.0 PER 10,000 SF)	5 SPACES (1 LONG TERM)
MINIMUM NUMBER OF LOADING SPACES 59.6.2.8.B	1 SPACE	1 SPACE

FOOTNOTES:

- PER 59.6.2.9.C.3.B, NO PERIMETER PLANTING IS REQUIRED ALONG THE SIDE PROPERTY LINE SINCE THE PROPERTY WILL ABUT ANOTHER PARKING LOT.
- IN ACCORDANCE WITH 59.4.5.3.C.4 THE BUILD TO AREA MAXIMUM FRONT SETBACK ALONG THE NORTH PORTION OF MONTGOMERY VILLAGE AVENUE IS INCREASED TO ACCOMMODATE AN EXISTING PUBLIC STORM DRAIN EASEMENT SHOWN ON PLAT 8205.
- SEE ARCHITECTURAL ELEVATIONS. IN ACCORDANCE WITH 59.4.5.3.C.5.B, THE APPLICANT SEEKS RELIEF FROM THE TRANSPARENCY REQUIREMENTS FOR THE BUILDING WALL ADJACENT TO THE LOADING DOCK.
- SEE LANDSCAPE PLANS.
- NUMBER OF PARKING SPACES PROVIDED ARE THOSE SHOWN ON PROPOSED LOT 36 ONLY. THE ADDITIONAL PARKING AREA SHOWN ON PROPOSED LOT 37 WILL BE CONSTRUCTED ALONG WITH THIS SITE PLAN, BUT NOT STRIPPED UNTIL THE FINAL SITE PLAN FOR LOT 37.
- IN ACCORDANCE WITH THE MONTGOMERY VILLAGE OVERLAY ZONE DEVELOPMENT STANDARDS (59.4.5.11.C), PUBLIC OPEN SPACE IS PLACED ON SEPARATE PARCELS TO THE MAXIMUM EXTENT FEASIBLE. HOWEVER, SOME AREAS OF OPEN SPACE ARE LOCATED ON LOT 36 TO ACCOUNT FOR SETTING RESTRICTIONS. REFER TO THE OPEN SPACE EXHIBIT ON THIS SHEET FOR A GRAPHICAL REPRESENTATION OF THE TOTAL AREAS OF OPEN SPACE PROVIDED. THE TOTAL OPEN SPACE PERCENTAGE PROVIDED FOR LOT 36 INCLUDES THE AREAS OF PARCELS A & B.

- GENERAL NOTES**
- THE TOPOGRAPHY SHOWN IS TAKEN FROM A FIELD RUN SURVEY PREPARED BY GRS GROUP, LLC DATED AUGUST 13, 2018.
 - EXISTING UTILITIES SHOWN ARE BASED ON VISIBLE SURVEYED APPURTENANCES, ACCESSIBLE STRUCTURES AND PLANS OF RECORD.
 - BOUNDARY INFORMATION IS BASED ON AN ALTA/NSP LAND TITLE SURVEY PREPARED BY GRS GROUP, LLC DATED AUGUST 19, 108.
 - THE PROPERTY IS WITHIN THE 2016 MONTGOMERY VILLAGE MASTER PLAN AREA.
 - THE PROPERTY IS WITHIN THE MONTGOMERY VILLAGE OVERLAY ZONE.
 - THE PROPERTY IS WITHIN THE GREAT SENECA CREEK WATERSHED.
 - THE EXISTING WATER SERVICE CATEGORY IS W-1.
 - THE EXISTING SEWER SERVICE CATEGORY IS S-1.
 - AN NRIFSD FOR THE PROPERTY WAS APPROVED ON APRIL 30, 2019 UNDER PLAN # 420191630.
 - THE PROPERTY IS NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR IS IT IDENTIFIED IN THE MASTER PLAN FOR HISTORIC PRESERVATION.
 - A STORMWATER MANAGEMENT CONCEPT FOR THIS DEVELOPMENT WAS APPROVED BY THE DEPARTMENT OF PERMITTING SERVICES UNDER PLAN #285012.
 - ALL UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. SEE APPROVED UTILITY DRAWINGS. SERVICING UTILITY COMPANIES INCLUDE:
WATER & SEWER: WSSC
NATURAL GAS: WASHINGTON GAS
ELECTRIC: PEPCO
TELECOMMUNICATIONS: VERIZON & COMCAST
 - PROPERTY LINES AND LOT/PARCEL AREAS ARE SUBJECT TO ADJUSTMENT AT THE TIME OF SUBDIVISION RECORD PLAT COMPUTATION.
 - MNCPCC STAFF MUST INSPECT ALL TREE-SAVE AREAS AND PROTECTION DEVICES BEFORE CLEARING AND GRADING.
 - MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN ON THE SITE PLAN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE REVIEW OF THE RIGHT-OF-WAY PERMIT DRAWINGS BY THE DEPARTMENT OF PERMITTING SERVICES.

DEPARTMENT OF PERMITTING SERVICES
Mark Ehrlich, County Executive
December 24, 2019
Hill Masonoff, Acting Director

PROJECT TEAM
OWNER/APPLICANT:
LIDL US, LLC
3500 S CLARK STREET
ARLINGTON, VA 22202
PHONE: (703) 872-9321
CONTACT: DUSTIN SCHADE
EMAIL: DUSTIN.SCHADE@LIDL.US

CIVIL ENGINEER & LANDSCAPE ARCHITECT:
MADRIS, HENDRICKS & GLASCOCK, P.A.
9220 WIGHTMAN ROAD, SUITE 120
MONTGOMERY VILLAGE, MD 20886
PHONE: (301) 670-0840
CONTACT: PATRICK LA VAY, P.E.
EMAIL: PLAVAY@MHGPA.COM

TRAFFIC ENGINEER:
GOROVE/SLADE ASSOCIATES, INC.
1140 CONNECTICUT AVENUE, NW, SUITE 600
WASHINGTON, DC 20036
PHONE: (202) 540-1927
CONTACT: KATIE WAGNER, PE, PTOE
EMAIL: KLW@GOROVE/SLADE.COM

LAND USE ATTORNEY:
LERCH, EARLY & BREWER, CHTD.
7600 WISCONSIN AVENUE, SUITE 700
BETHESDA, MD 20814
PHONE: (301) 941-3833
CONTACT: STACY P. SILBER
EMAIL: SP.SILBER@LERCHEARLY.COM

ARCHITECT:
ARCHITECTURE INCORPORATED
1982 CAMPUS COMMONS DRIVE, SUITE 101
RESTON, VA 20191
PHONE: (703) 390-2056
CONTACT: NICHOLAS CROWLEY
EMAIL: NICHOLAS@ARCHINC.COM

Dear Mr. LaVay:
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 proposes to meet required stormwater management goals via via microbiofiltration, bioswales, planter boxes and green roof.
The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:
1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Prior to Planning Board approval of the Site Plan for Phase 2, this stormwater management concept must be formally revised and an approved Site Development Plan (SDP) Approval letter must be issued by DPS. If the Site Plan will be approved in stages, the Site Development Plan revision submittal must specifically refer to the appropriate phase.
This list may not be all-inclusive and may change based on available information at the time.

DPS
225 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permitsolutions

Mr. Patrick LaVay
December 24, 2019
Page 2 of 2

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-00 is not required.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. 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 Jean Kapurk at jean.kapurk@montgomerycountymd.gov or at 240-777-6345.

Sincerely,
Mark C. Ehrlich, Manager
Water Resources Section
Division of Land Development Services

MCE: ja
cc: N. Braubstein
SM File # 285012

ESD Required/Provided 20.200 of 20.200 of
PE Requirements: 5.072/5.072
STRUCTURAL: 0.0/0.0
WVREQ: 0.0/0.0

Department of Permitting Services
Fire Department Access and Water Supply Comments

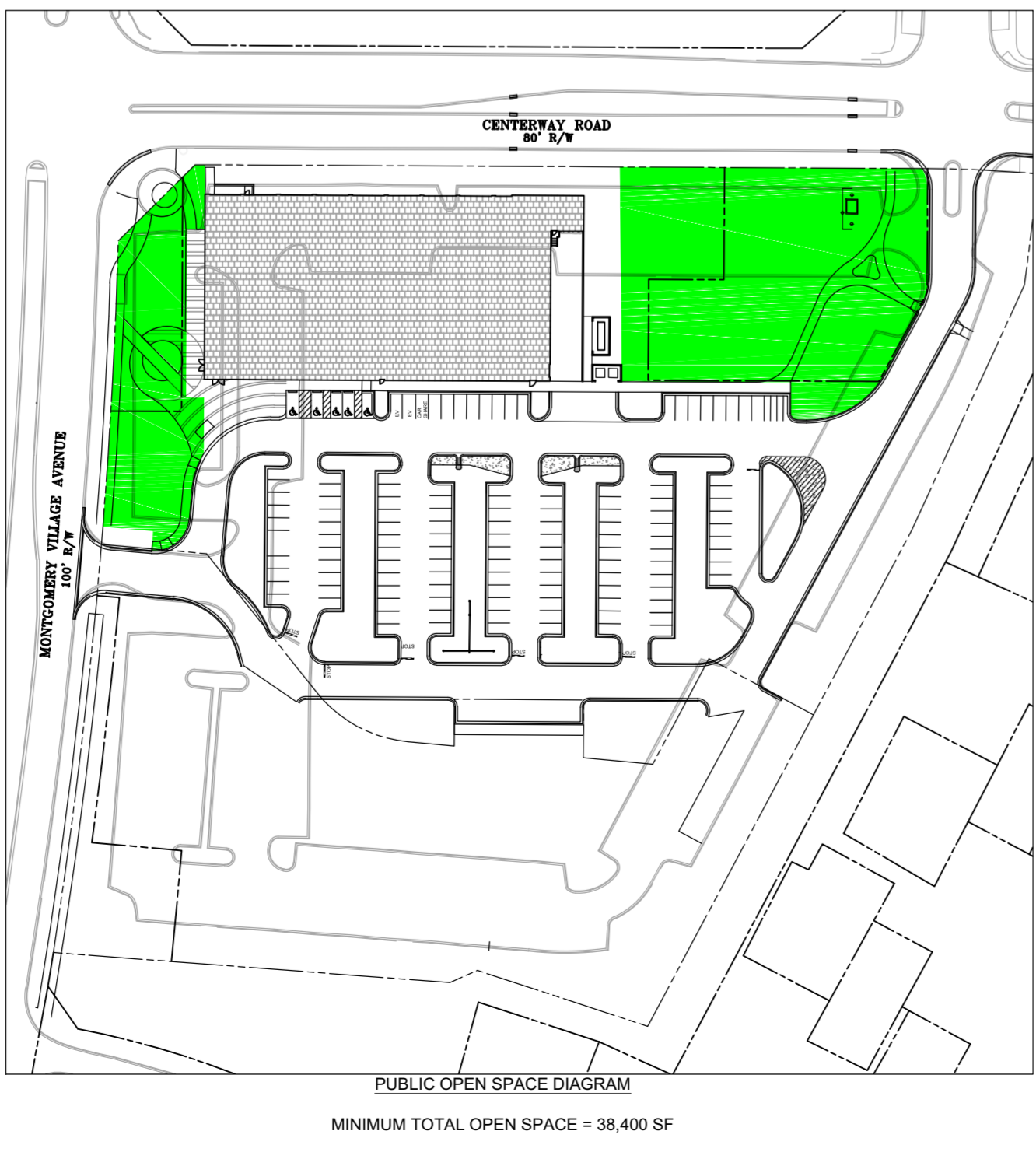
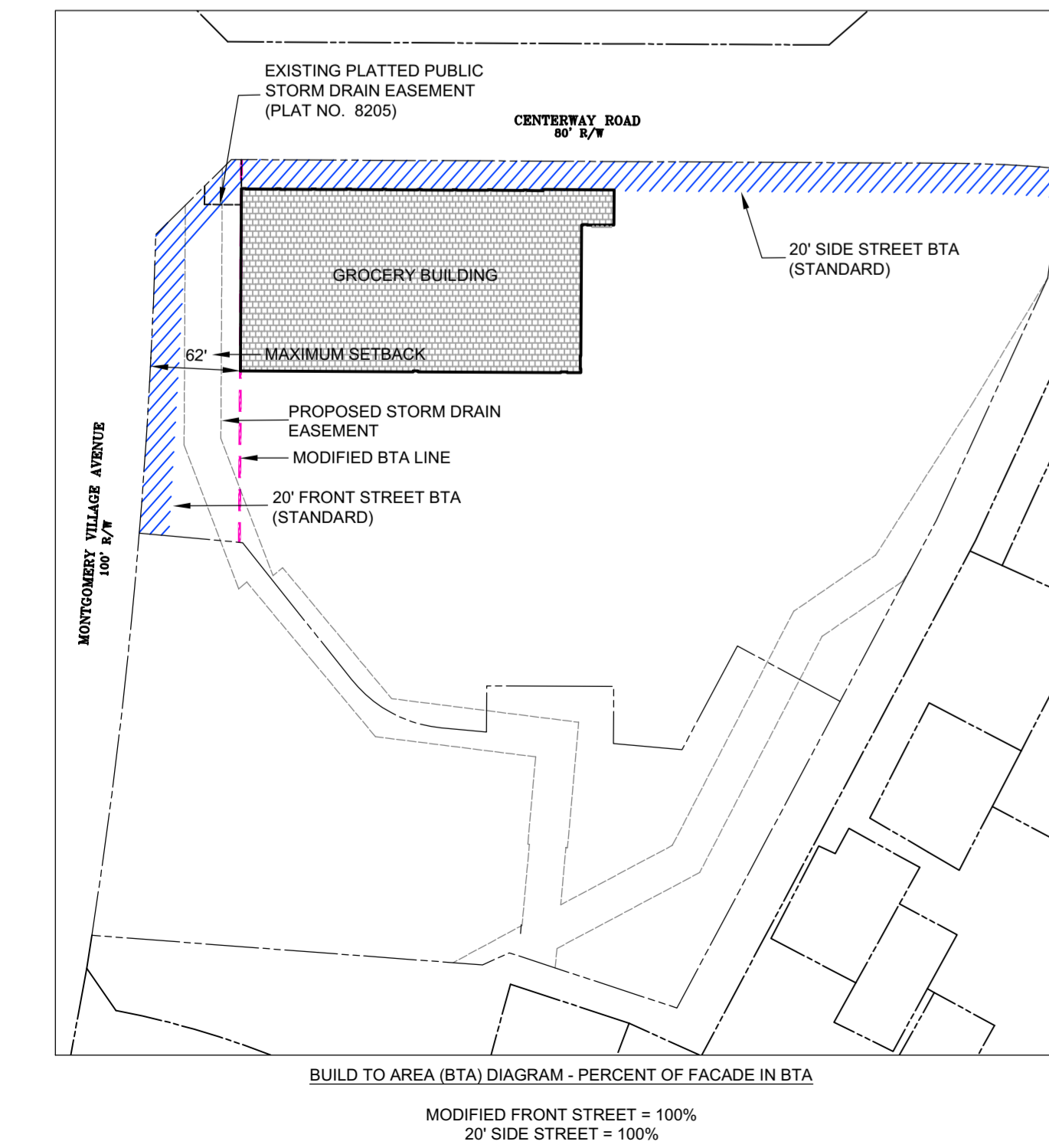
DATE: 24-Oct-19
TO: Stephen Conner - conner@mhgpa.com
Madrис, Hendricks & Glascock
FROM: Mark LaVay
RE: Montgomery Village Whetstone Center (SM File # 285012)

PLAN APPROVED

- Review based only upon information contained on the plan submitted 24-Oct-19. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

MCDPS STORMWATER CONCEPT APPROVAL LETTER

MCDPS FIRE ACCESS & WATER SUPPLY APPROVAL LETTER



Deadline	Task
Prior to Certified Site Plan Approval	Provide Certification to Staff from a qualified professional that exterior lighting in the Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011), or as superseded for a development of this type. (Condition #6a) Include on the Final Forest Conservation Plan, the list of all trees 24" DBH and greater that were identified on the approved Natural Resource Inventory/Forest Stand Delineation and Preliminary Forest Conservation Plan, with size, species, condition and impact status noted. (Condition #7a) Provide on long-term and four short-term bicycle parking spaces on the certified site plan. (Condition #9a) Prepare a Development Program for review by Staff. (Condition #12) Include stormwater management concept approval letter, development program and site plan resolution on the approval or cover sheets. (Condition 13a) Add a note stating that "MNCPCC Staff must inspect all tree-save areas and protection devices before clearing and grading". (Condition 13b) Add a note stating that "Minor modifications to the limits of disturbance shown on the Certified Site Plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services". (Condition 13c) Ensure consistency of all details and layout between Site and Landscape Plans. (Condition #13d) Add cross sections for Montgomery Village Avenue and Centerway Road. (Condition 13a) Provide additional mountable paving or inset concrete at the location of the proposed striping near the Centerway Road driveway to reduce the turning radii in order to create a better pedestrian and parking environment by further slowing traffic. (Condition 13f) Add the conceptual layout of the traffic signal at the intersection of Centerway Road and Club House Road. (Condition 13g) Show the full extent of sidepath on Montgomery Village Avenue between Centerway Road and Whetstone Drive. Modify the Forest Conservation Plan as necessary to reflect the expanded LOD. (Condition 13h) Show an updated development standards table based on public open space parcels. (Condition 13i) Add visual interest to the building facade facing the parking lot. (Condition 13j)
Before Issuance of Building Permit	Enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the MNCPCC Office of General Counsel that outlines the responsibilities of the Applicant. (Condition #11)
Before any Demolition, Clearing or Grading (except for clearing and grading associated with building and paving demolition)	Record an MNCPCC approved Certificate of Compliance in an MNCPCC approved off-site forest bank to satisfy the afforestation requirement consistent with the Certified Final Forest Conservation Plan. (Condition 7b) Demonstrate consistency of the limits of disturbance shown on the final sediment control plan and final forest conservation plan. (Condition 7c)
Before Issuance of Use & Occupancy Certificate	Construct all streetscape improvements along the property's frontage on Montgomery Village Avenue and Centerway Road, as shown on the Certified Site Plan. (Condition 3b) Construct all public open space areas as shown on the Certified Site Plan (Condition 3b) Remove existing asphalt on Lot 37, except where shown, and permanently stabilize disturbed areas with seed or sod as shown on the Certified Site Plan. (Condition 3b) Install a traffic signal and related infrastructure at the intersection of Centerway Road and Club House Road to the satisfaction of Montgomery County Department of Transportation (MCDOT). (Condition 8a) Relocate the existing bus shelter and pad into the property as determined by MCDOT and provide a public improvements easement (PIE) covering the extent of the relocation. (Condition 8b) Provide a 10-ft-wide sidepath and a 9-ft wide tree panel along the property frontages on Montgomery Village Avenue between Centerway Road and Whetstone Drive. A portion of the sidepath may be constructed on the property and the applicant must provide a public improvement easement (PIE) for any portion of the sidepath on the property. If the applicant is unable to obtain permission from the adjoining Homeowner's Association (HOA) to construct a portion of the sidepath on the adjoining HOA property (Parcel 4) and record a PIE as necessary, the portion of sidepath along Parcel 4 may be reduced to 8 ft and the tree panel may be reduced to approximately 4.8 ft so it can be constructed within the right-of-way. (Condition 9b)

NO.	DESCRIPTION	DATE

TAX MAP FJ41 W58C 228N10
PLATS 9651 & 9993

9TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARCEL 3C, LOT 27, & LOTS 29-35 WHETSTONE PROFESSIONAL CENTER

PROJ. MGR PGL
DRAWN BY PGL
SCALE 1"=50'
DATE 04.15.2020

SITE PLAN COVER SHEET

C0.01
PROJECT NO. 18.291.11
SHEET NO. 1 OF 1

DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820200030 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: LIDL US, LLC COMPANY: CONNOR BEVANS CONTACT PERSON:
ADDRESS: 3500 S CLARK STREET, ARLINGTON, VA 22202
PHONE: (703) 424-8741
EMAIL: CONNOR.BEVANS@LIDL.US

SIGNATURE: