E-FILE STAMP

AMENDMENT A RESOLUTION - 12016008A

1. *Will not confer on the applicant a special privilege that would be denied to other applicants.*
   Granting this variance will not confer a special privilege on the Applicant as removal of the specified tree is necessary to extend Woodglen Drive, a master-planned road.

2. *Is not based on conditions or circumstances which are the result of the actions by the applicant.*
   The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The variance is necessary due to the constraints of size, the requirements to demolish existing facilities, and the location of the existing trees on and around the Subject Property.

3. *Is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*
   The requested variance is a result of the location of tree and the required extension of Woodglen Drive.

4. *Will not violate State water quality standards or cause measurable degradation in water quality.*
   The Applicant will plant three 4-inch caliper native shade trees to replace the form and function of the variance tree being removed.

Mitigation for Trees Subject to the Variance Provisions
The Applicant is requesting a variance to remove one tree. The tree, #10, 39" tulip poplar, will be mitigated at a rate of 1" caliper per 4" DBH removed, using a minimum 3" caliper native shade tree. The Applicant will plant three 4-inch caliper trees which are shown on the Final Forest Conservation Plan.

County Arborist's Recommendation on the Variance
The County Arborist has reviewed the variance request and recommended approval with mitigation.

Conclusion
The Planning Board finds that the Preliminary Forest Conservation Plan meets the requirements of Chapter 22A Forest Conservation Law. Therefore, the Planning Board approves the Preliminary Forest Conservation Plan and the associated variance, with the conditions cited at the beginning of this report.

5. *All stormwater management requirements shall be met as provided in Chapter 19, article II, title "storm water management", Section 19-20 through 19-35.*

The Department of Permitting Services (DPS) issued an approval letter for a Stormwater Management Concept on April 22, 2016. The stormwater management

concept meets the required stormwater management goals via green roof, planter boxes, roadside micro bioretention, a stormfilter including a pretreatment structure and a separate storage vault and modifications to the existing underground 48" CMP storage structure.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 60 months from its initiation date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 10 2016 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * * * * * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Dreyfuss, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor at its regular meeting held on Thursday, June 2, 2016, in Silver Spring, Maryland.

Casey Anderson, Chair
Montgomery County Planning Board

AMENDMENT A:
1. REQUEST TO EXTEND THE PRELIMINARY PLAN VALIDITY PERIOD AND APF PHASING SCHEDULE.

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: 301.916.4100
FAX: 301.916.2262
GERMANTOWN, MD TYSONS, VA

PREPARED FOR:
METRO PIKE CENTER LLC
7501 WISCONSIN AVENUE
SUITE 1500 E
BETHESDA, MD 20814
301.986.6200
BRIAN DOWNIE

REVISIONS	DATE
120160080	6/10/2016

PROFESSIONAL SEAL

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS COMPLETE AND ACCURATE, IN ACCORDANCE WITH EXISTING SURVEYS, VISUAL OBSERVATIONS, AND AVAILABLE RECORDS. I ALSO HEREBY CERTIFY THAT THIS ID PLAT IS IN CONFORMITY WITH MONTGOMERY COUNTY ZONING ORDINANCE SECTION 59-H-2.4 (B).
HARRY JENKINS LICENSE No. 606 EXPIRATION
DATE APRIL 21, 2017

SAUL CENTERS
WHITE FLINT WEST

8TH ELECTION DISTRICT
MONTGOMERY COUNTY,
MARYLAND
WSSC GRID:215NW05 & 214NW05
TAX MAP: HQ122 & HQ121
MNCPPC
12016008A

APPROVALS &
RESOLUTIONS

DRAWN BY: JDC
DESIGNED BY: IPD
DATE ISSUED: 10/25/2023
DRAWING NO. PP-2A
SHEET NO.

K:\1000-1500\1273\cadd\preliminary\PLOT SHEETS\1273100_P_COVER.dwg - January 5, 2023

LAYOUT: PP-2A, Plotted By: Duke