

19/13-03A (Master Plan Site 19/13)
Madeline V. Waters House

III-A
MICHELE

Final diggs in Michele's office

AND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 6/17/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 19/13-03A

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: MID-ATLANTIC FEDERAL CREDIT UNION

Address: WISTERIA DRIVE, GERMANTOWN (LOTS 2+3)

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: 02-03259218

Name of Property Owner: MID-ATLANTIC FED. CREDIT UNION Daytime Phone No.: 301 921 3520

Address: 17 FAIRFIELD ROAD GAITHERSBURG MD 20878

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ADVANTIS REAL EST. SERVICES Daytime Phone No.: 202 204 7022

MR. WILL TRAVIS

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: WISTERIA DRIVE

Town/City: GERMANTOWN Nearest Cross Street: GERMANTOWN ROAD

Lot: 243 Block: _____ Subdivision: WISTERIA BUSINESS PARK

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: OFFICE BLDG & PKG

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other: _____

2B. Type of water supply: 01 WSSC, 02 Well, 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

NA

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line, Entirely on land of owner, On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent _____ Date _____

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 10/17/03

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

LOTS 2 AND 3 OF CRITERIA BUSINESS PARK COMPRISE PART OF THE ENVIRONMENTAL SETTING OF THE MADELINE WATERJ HOUSE ALTHOUGH THE HOUSE BURNED DOWN IN THE MID-1980'S. THE REMAINING WHITE PINE TREE ALLEE ~~AL~~ LINED THE DRIVEWAY TO THE HOUSE. EXTRAORDINARY EFFORTS HAVE BEEN TAKEN TO PROTECT THE ALLEE OF TREES, INCLUDING SETBACKS AND USE OF ROOT AERATION MATS (DRAWN PARKING)

LOT 1 IS ALSO PART OF THE ENVIRONMENTAL SETTING AND IT HAS BEEN IMPROVED WITH A 3 STORY OFFICE BUILDING & ASSOCIATED PARKING

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

PROPOSED IMPROVEMENTS TO THE SITE INCLUDE A 3-STORY, 27,000 SQ. FT. OFFICE BUILDING AND 100 PARKING SPACES. THE SITE PLAN HAS BEEN DESIGNED TO PROTECT THE ALLEE OF TREES WHICH COMPRISE THE ONLY REMAINING EVIDENCE OF THE MADELINE WATERJ HOUSE

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: Lots 2 & 3 Wisteria Business Park
Germantown, Maryland

Meeting Date: 06/11/03

Resource: Madeline V. Waters House
Master Plan Site # 19/13-01

Report Date: 06/04/03

Review: HAWP

Public Notice: 05/28/03

Case Number: 19/13-03A

Tax Credit: None

Applicant: Mid-Atlantic Federal Credit Union
(Christopher Gordon, AIA)

Staff: Michele Naru

PROPOSAL: New Building Construction

RECOMMEND: Approval

The applicants were before the Historic Preservation Commission (HPC) on February 26, 2003 for review of the proposed site plan and subdivision of the abovementioned property. The HPC provided a favorable recommendation of support for this project with the conditions that a tree protection/conservation plan is developed for the trees on the property and that a historic marker is installed on the site. The applicants have been working with the environmental planning staff and have developed a tree protection/conservation plan, which was reviewed and approved by the Planning Board on May 15, 2003 (see the Forest Conservation Plan on Circle 20). The design of the historic marker will be developed by Susan Soderberg, the Historic Preservation Section's Outreach Coordinator, so it will be compatible with the County's marker program. The proposed site of this marker is shown on the site plan on (circle 19). The applicants are before the Commission this evening with a HAWP application for the design of the proposed building to be located on the site. This is the same building that the Commission was shown in schematic detail during the subdivision review.

SITE DESCRIPTION

This proposal involves the parcel of land on which the Individual Site # 19/13-01, Madeline V. Waters house once stood. A grove of trees, which historically lines the driveway leading up to the house are the only remaining elements left on these parcels of land. *The environmental setting includes these lots as well as the adjacent lot across Wisteria Drive.*

PROPOSAL:

The applicants are proposing to construct a credit union building on Lot 2 of the subject property. (The location of the building and its associated parking lots have already been reviewed and supported by the Commission at its site plan hearing on this case).

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the Secretary of Interior's Standards for Rehabilitation when reviewing changes to individually designated *Master Plan* historic sites. The standards, which pertain to the proposed project, are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

#10 New construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The only remaining historic components left on the site are the collection of trees, which originally flanked the historic house's driveway. The applicants have taken great strides through a detailed tree protection/conservation plan utilizing aeration mats to ensure the protection of these trees. Additionally, the applicants have agreed to finance a historic marker to be located near Germantown Road (see site plan circle 19), which will promote the historic context of this site. Staff is recommending approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #2 and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

New construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: 02-03259278

Name of Property Owner: MID-ATLANTIC FED. CREDIT UNION Daytime Phone No.: 301 921 3520

Address: 17 FORTMEYER ROAD GAITHERSBURG MD 20878
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: ADVANTIS REAL EST. SERVICES Daytime Phone No.: 202 204 7022
Mrs. WILL TRAVIS

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: WISTERIA DRIVE

Town/City: GERMANTOWN Nearest Cross Street: GERMANTOWN ROAD

Lot: 243 Block: _____ Subdivision: WISTERIA BUSINESS PARK

Liter: _____ Folio: _____ Parcel: _____

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- Extend
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- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: OFFICE BLDG & PKG

1B. Construction cost estimate: \$ _____

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
235 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/771-6370

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

LOTS 2 & 3 OF WINTERVA BUSINESS PARK COMPRISE PART OF THE ENVIRONMENTAL SETTING OF THE MADELINE WATERS' HOUSE ALTHOUGH THE HOUSE BURIED DOWN IN THE MID 1930'S. THE REMAINING WHITE PINE TREE ALLEE & LINED THE DRIVEWAY TO THE HOUSE. EXTRAORDINARY EFFORTS HAVE BEEN TAKEN TO PROTECT THE ALLEE OF TREES, INCLUDING SETBACKS AND USE OF ROOT AERATION MATS (I-RAN)

PARKING

LOT 1 IS ALSO PART OF THE ENVIRONMENTAL SETTING AND IT HAS BEEN IMPROVED WITH A 3 STORY OFFICE BUILDING & ASSOCIATED PARKING

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Dr. Kurt Leithauser, President
North Lake Medical Park Condo Association
194508 Doctors Drive
Germantown, MD 20874

Sears Roebuck & Company
3333 Beverly Road, #B2-116A
Hoffman Estates, IL 60179-0001

Wisteria Office Park L L C / CR
13527 Spinning Wheel Drive
Germantown, MD 20874-2821

Saul Holding LTD Partnership / CR
c/o Accounts Payable
7501 Wilson Avenue
Suite 1500
Bethesda, MD 20814-6522

Fred K & M P Huie
10520 East Larkspur Drive
Scottsdale, AZ 85259-2402

Germantown Citizens Association
John Kerekes, President
P.O. Box 1323
Germantown, MD 20875-1323

Dr. Kurt Leithauser, President
North Lake Medical Park Condo Association
194508 Doctors Drive
Germantown, MD 20874

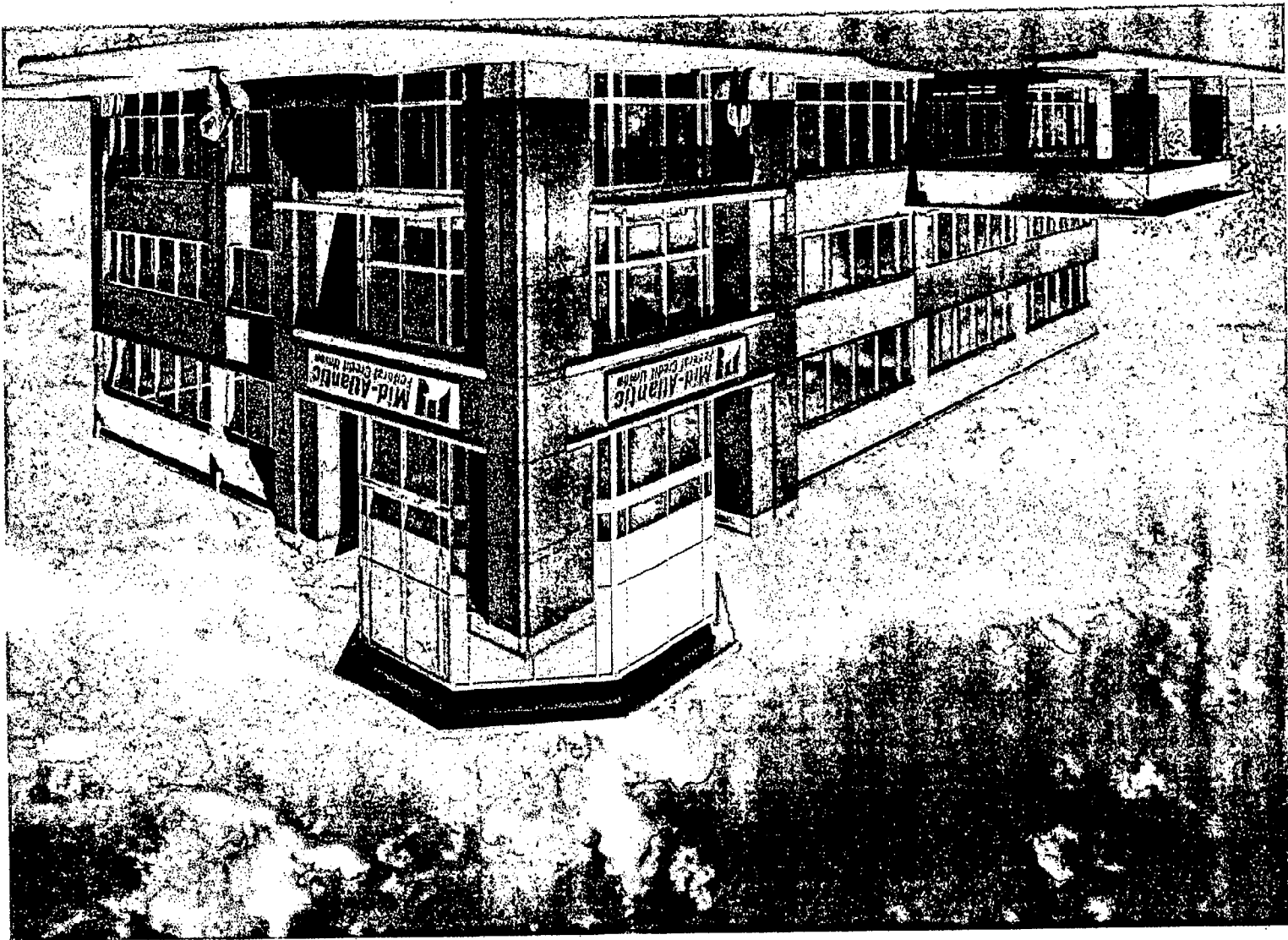
Sears Roebuck & Company
3333 Beverly Road, #B2-116A
Hoffman Estates, IL 60179-0001

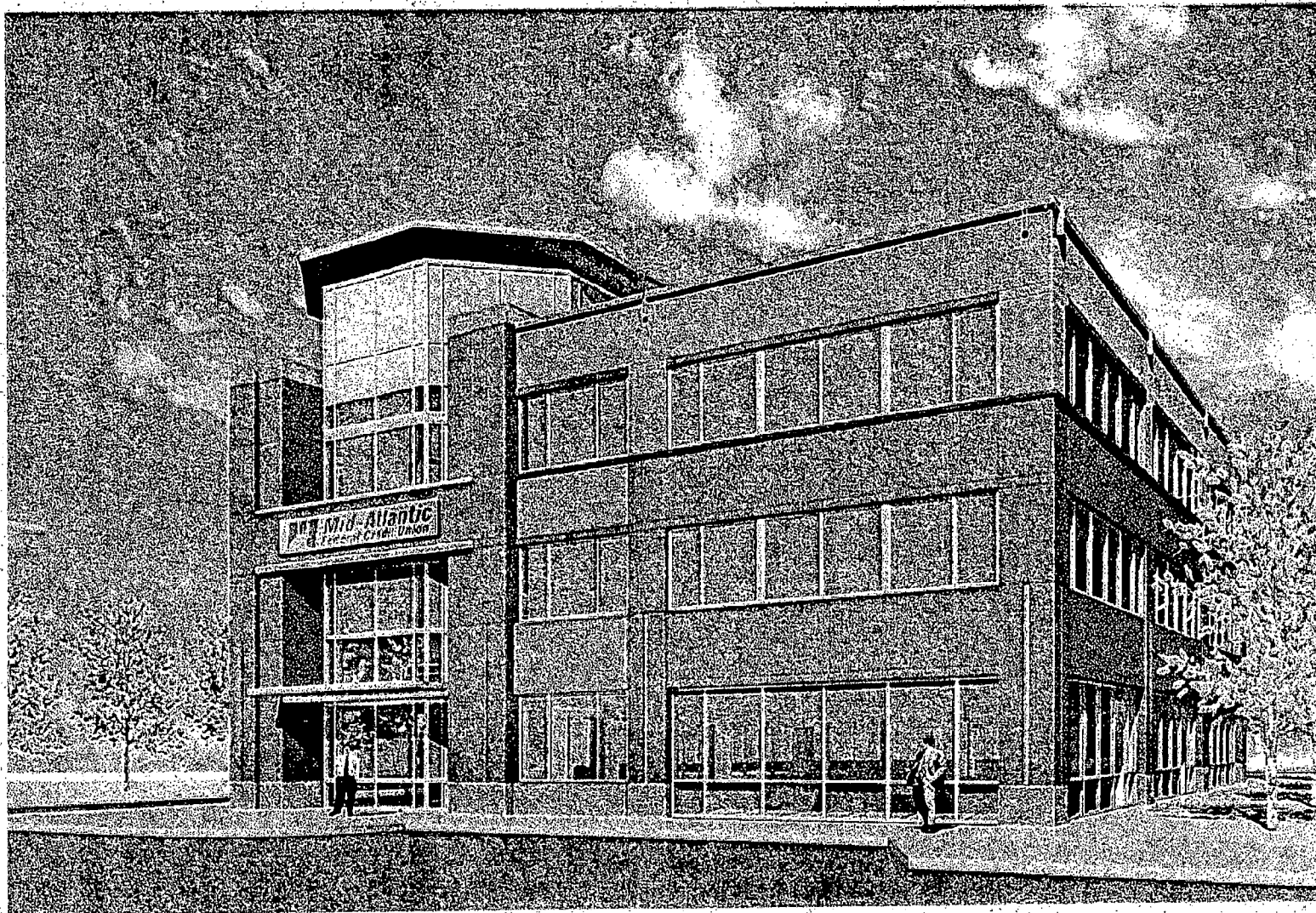
Wisteria Office Park L L C / CR
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7501 Wilson Avenue
Suite 1500
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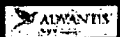
Fred K & M P Huie
10520 East Larkspur Drive
Scottsdale, AZ 85259-2402

Germantown Citizens Association
John Kerekes, President
P.O. Box 1323
Germantown, MD 20875-1323



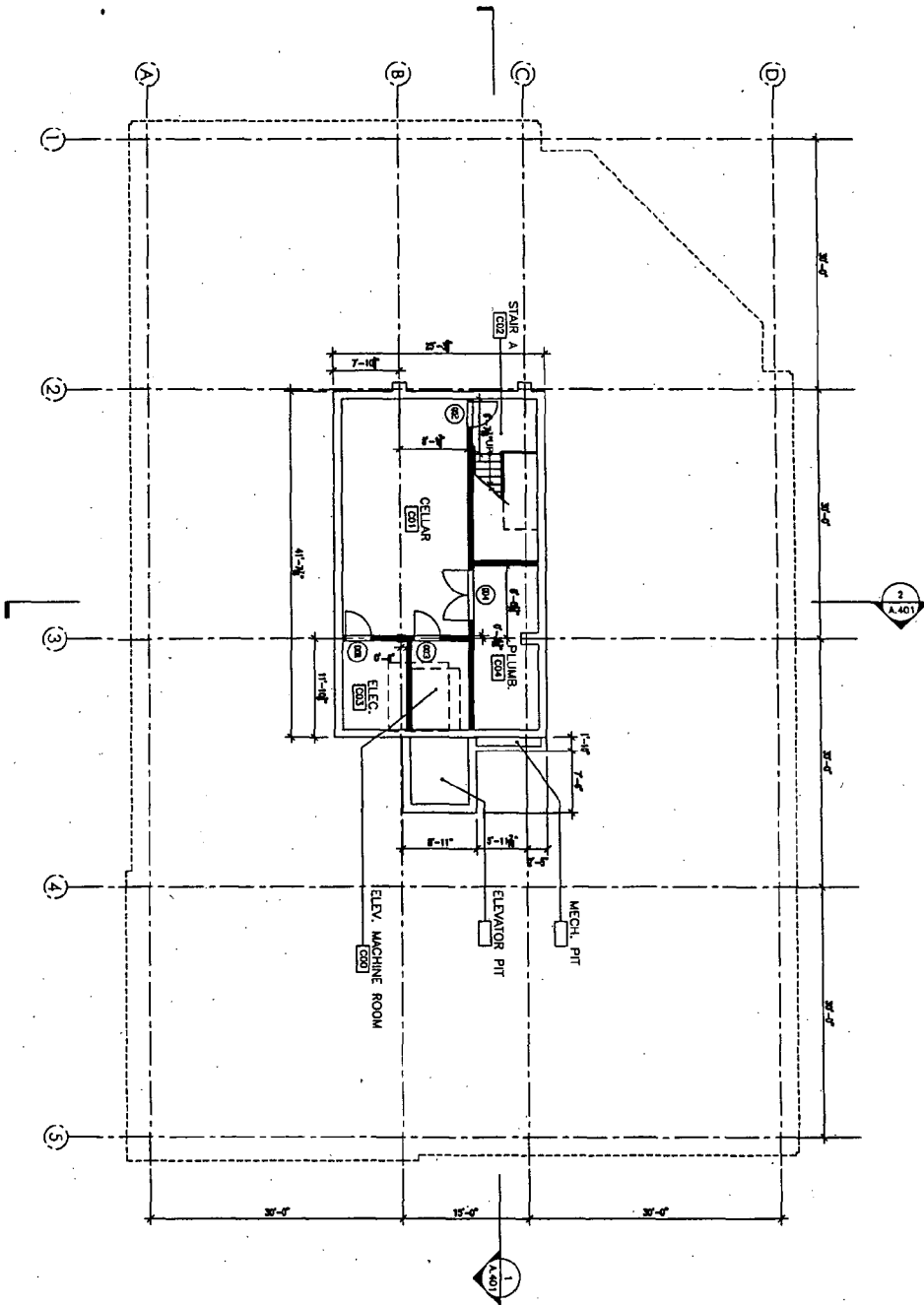


MAFCU



KISHIMOTO.GORDON.DALAYA PC Architecture

8



CELLAR FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

DATE	AS NOTED
DRAWING NUMBER	A.200
PROJECT NUMBER	MAR/CUL
DATE	MARCH 17, 2003
DRAWN BY	AK
CHECKED BY	AK
DESIGNED BY	AK
PROJECT NAME	CELLAR FLOOR PLAN

MID-ATLANTIC
FEDERAL CREDIT UNION
 GERMANTOWN, MARYLAND

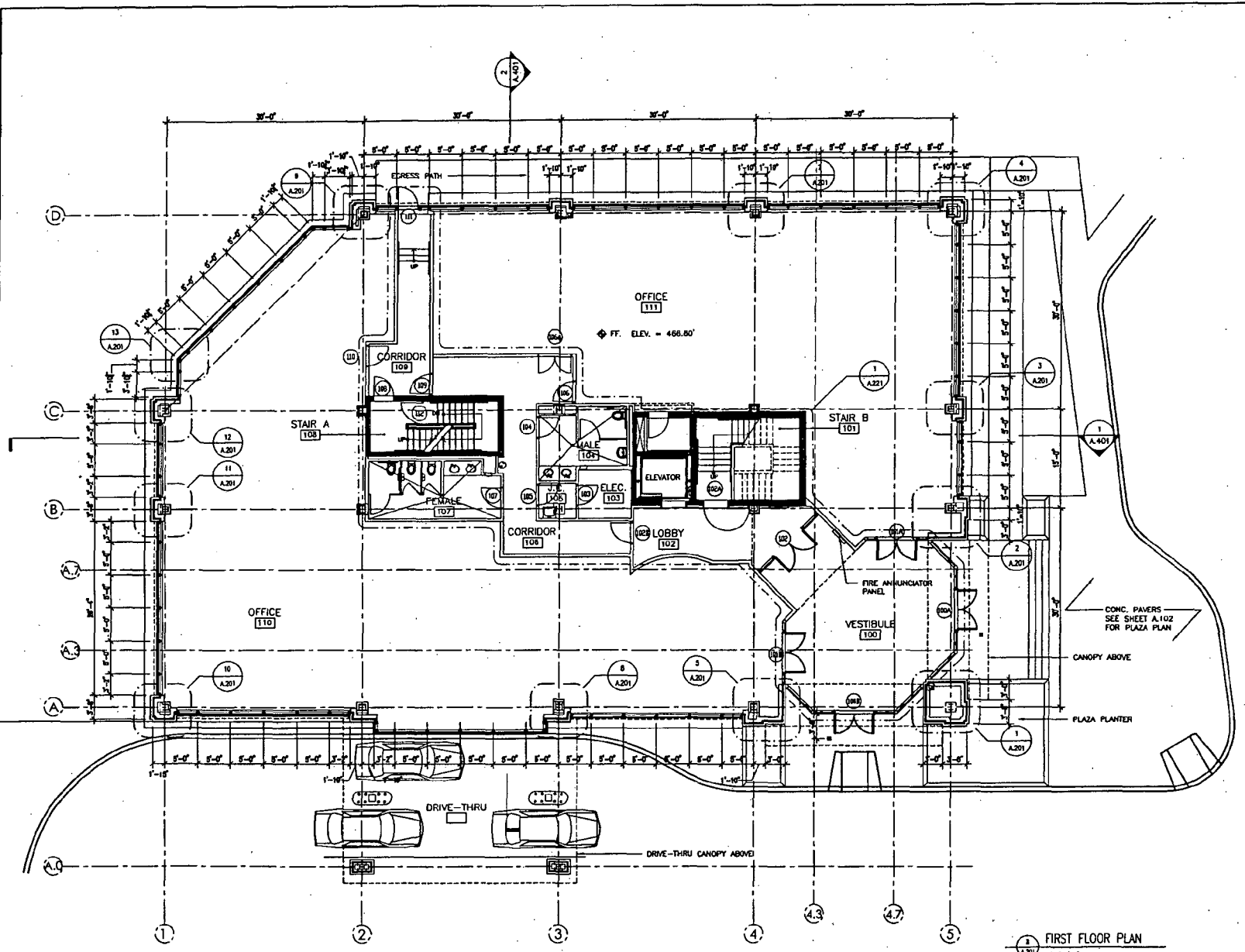
ADVANTIS
 REAL ESTATE SERVICES COMPANY

1401 SOUTH MICHIGAN BOULEVARD
 SUITE 1201
 ANN ARBOR, MICHIGAN 48106
 P. 734.769.8544
 F. 734.769.8544
 WWW.KGDARCHITECTURE.COM

ARCHITECT

KGD
 CONSULTANTS

KISHIMOTO, GORDON, DALAYA PC



FIRST FLOOR PLAN
3/16"=1'-0"

NOT FOR CONSTRUCTION

ARCHITECT
KISHIMOTO, GORDON, DALAYA PC
141 COLLEGE PARKWAY
ANNAPOLIS, MARYLAND 21403
TEL: 410-291-1000
WWW.KIGDARCHITECTURE.COM

KIGD
CONSULTANT

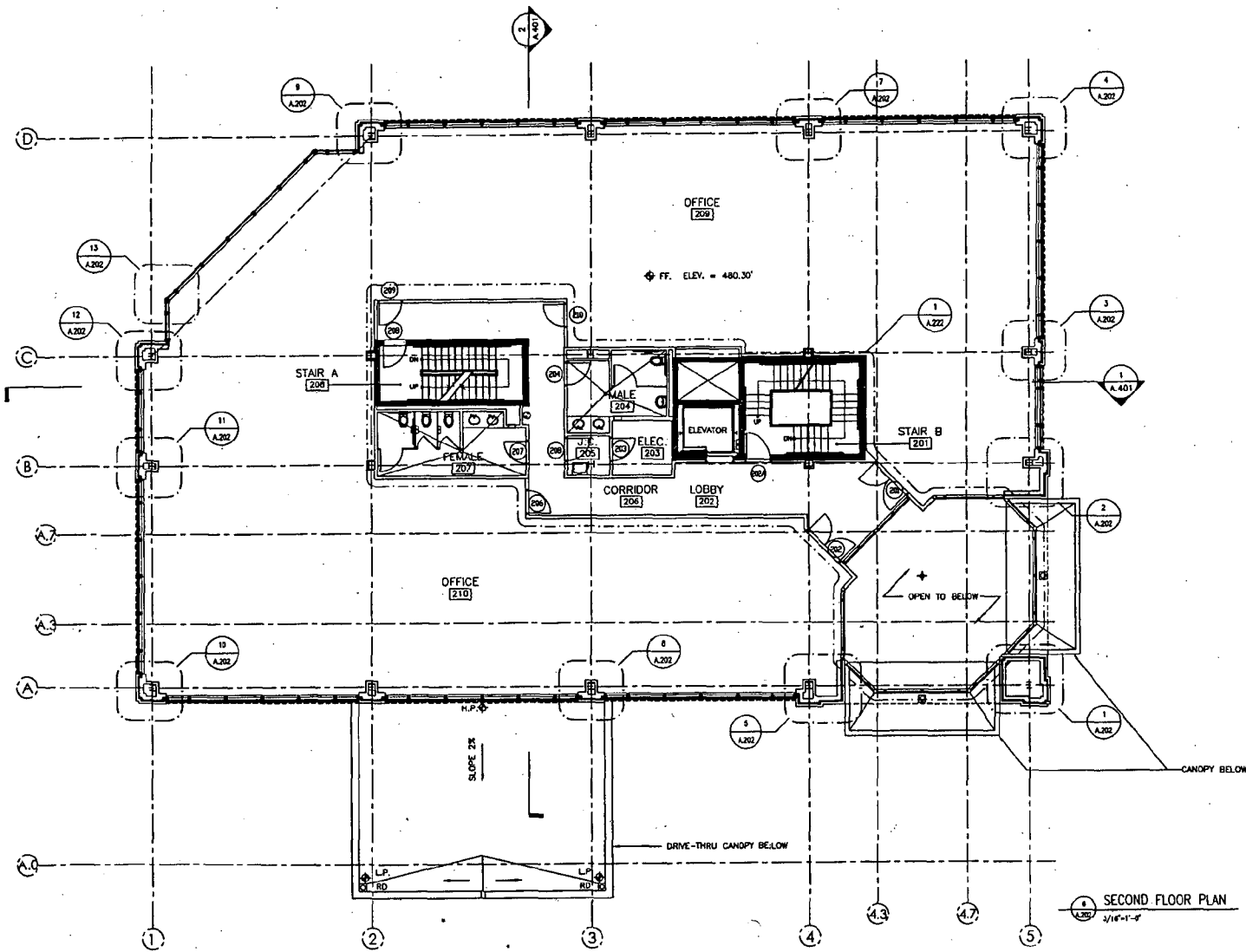
MID-ATLANTIC
FEDERAL CREDIT UNION
GERMANTOWN, MARYLAND
ADVANTIS
REAL ESTATE SERVICES COMPANY

REVISIONS	DATE	DESCRIPTION

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DATE: MARCH 17, 2003
DRAWN: []
CHECKED: []

DRAWING TITLE
FIRST FLOOR PLAN

SCALE: AS NOTED
DRAWING NUMBER: A.201
COORDINATING MATERIALS PLANS



SECOND FLOOR PLAN
3/16/03

NOT FOR CONSTRUCTION

ARCHITECT
 KISHIMOTO, GORDON, DALAYA & CO.
 100 EIGHTH MOUNTAIN DRIVE
 GERMANTOWN, MARYLAND 20878
 P. 301.261.9900
 WWW.KGDARCHITECTURE.COM



CONSULTANT

MID-ATLANTIC
 FEDERAL CREDIT UNION
 GERMANTOWN, MARYLAND
 ADVANTIS
 REAL ESTATE SERVICES COMPANY

REVISIONS

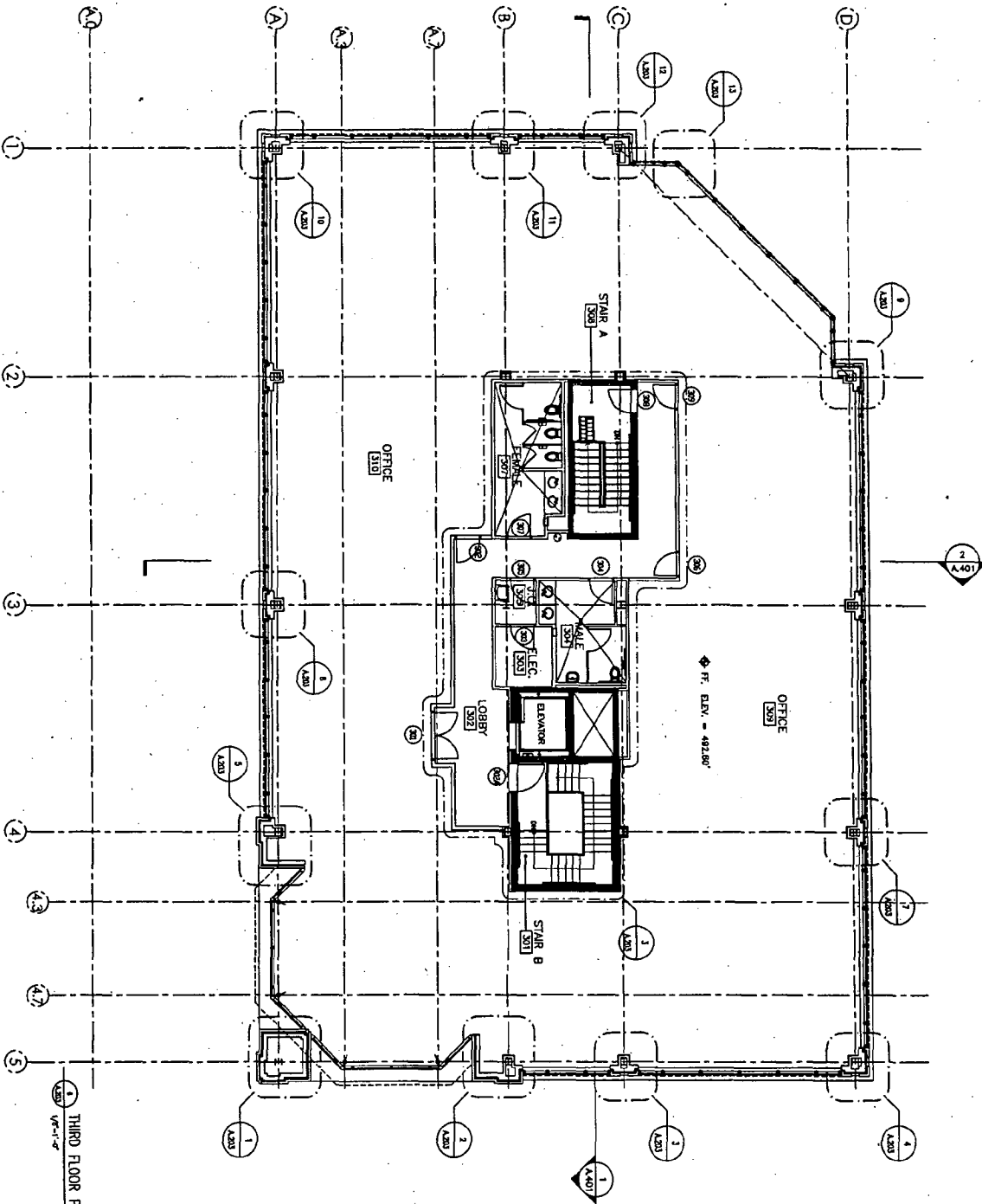
NO.	DATE	DESCRIPTION

ISSUE TO: ARCHITECT
 DATE: MARCH 17, 2003
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 CHECKED BY: [blank]

PROJECT NUMBER: MAFCU
 DATE: MARCH 17, 2003
 DRAWN: [blank]
 CHECKED: [blank]

DRAWING TITLE
 SECOND FLOOR PLAN

SCALE: AS NOTED
 DRAWING NUMBER
 A.202
 PROJECT NUMBER: MAFCU, JLDWG



3 THIRD FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

SCALE	AS NOTED
DRAWING NUMBER	A.203
PROJECT NUMBER	MAFCU
DATE	MARCH 17, 2003
DRAWN	
CHECKED	
DRAWING TITLE	THIRD FLOOR PLAN

MID-ATLANTIC
FEDERAL CREDIT UNION
 GERMANTOWN, MARYLAND

ADVANTIS
 REAL ESTATE SERVICES COMPANY

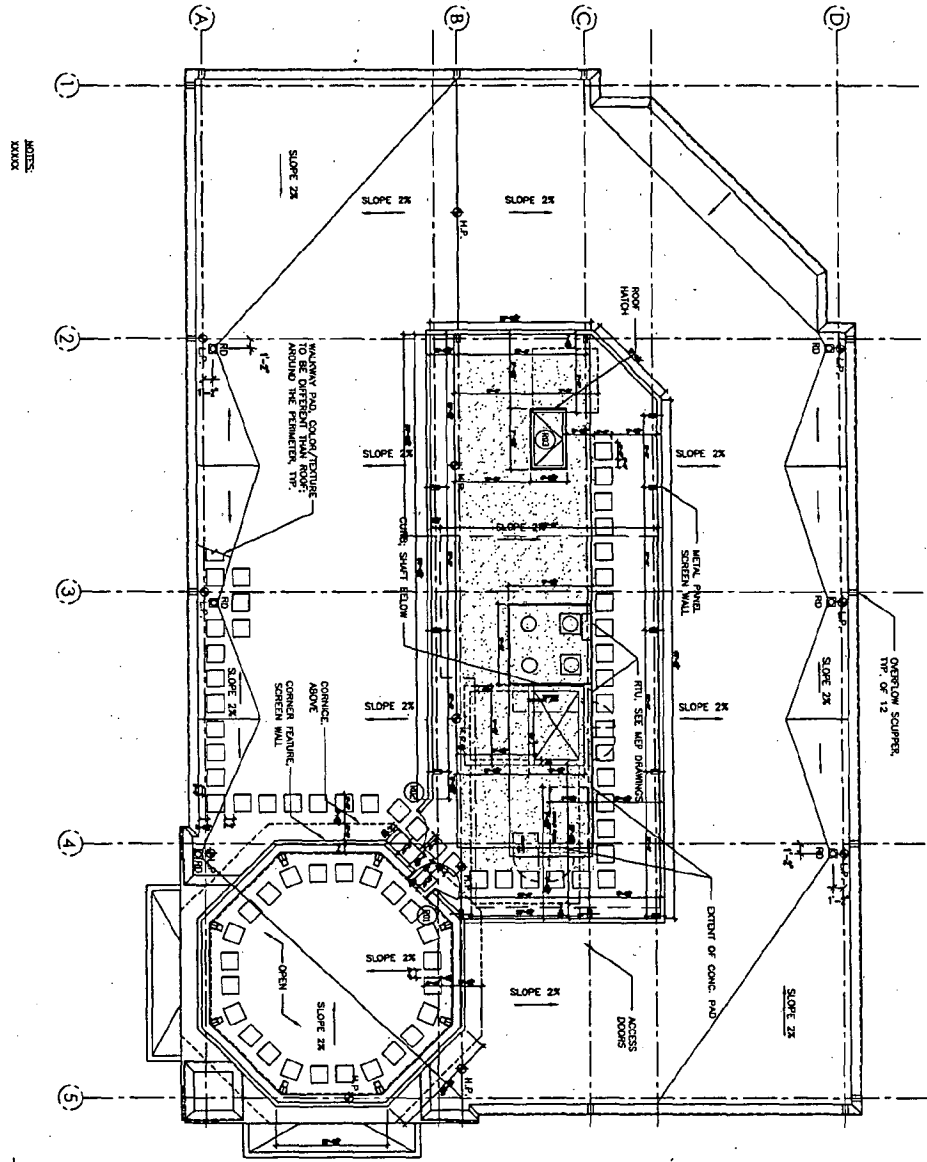
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ARCHITECT	
CONSULTANT	

KGD&A
 CONSULTANT

KISHIMOTO.GORDON.DALAYA P.C.

1411 DOLLEY MARSH ROAD
 SUITE 101
 ANNAPOLIS, MARYLAND 21403
 P. 410.291.5000
 F. 410.291.5002
 WWW.KGDARCHITECTURE.COM



ROOF PLAN
1/8" = 1'-0"

NOTES
XREF

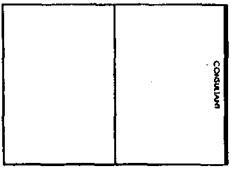
NOT FOR CONSTRUCTION

DATE: 03/17/2011	PROJECT: FEDERAL CREDIT UNION	DATE: MARCH 17, 2011	PROJECT: FEDERAL CREDIT UNION
BY: [Signature]	PROJECT: FEDERAL CREDIT UNION	BY: [Signature]	PROJECT: FEDERAL CREDIT UNION
CHECKED: [Signature]	PROJECT: FEDERAL CREDIT UNION	CHECKED: [Signature]	PROJECT: FEDERAL CREDIT UNION
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SCALE: AS NOTED			
DRAWING NUMBER: A.204			
DATE: MARCH 17, 2011			
PROJECT: FEDERAL CREDIT UNION			
PROJECT: FEDERAL CREDIT UNION			

MID-ATLANTIC
FEDERAL CREDIT UNION
GERMANTOWN, MARYLAND

ADVANTIS
REAL ESTATE SERVICES COMPANY

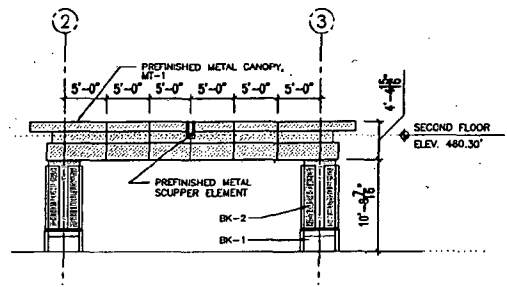
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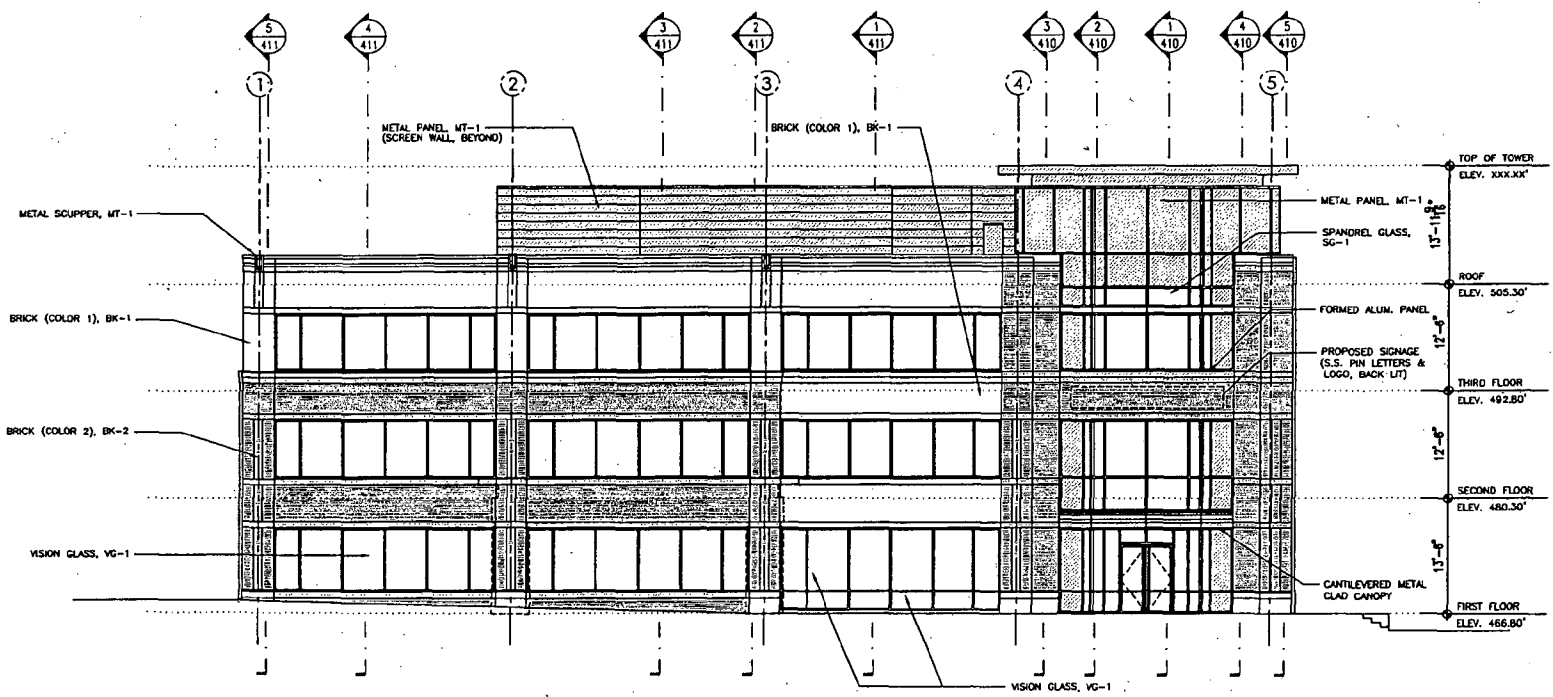
KGD&D
CONSULTANTS

KISHIMOTO.GORDON.DALAYA PC

1401 EIGHT HOURS ROAD
SUITE 100
MIDDLEBURGH, NY 14868
PH: 716.662.8888
F: 716.662.8889
WWW.KGDARCHITECTURE.COM



2 SOUTH ELEVATION @ DRIVE-THRU CANOPY
A.301 3/16\"/>



1 SOUTH ELEVATION
A.301 3/16\"/>

ARCHITECT
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101 COLLETT MARSH ROAD
ANNAPOLIS, MARYLAND 21403
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MID-ATLANTIC
FEDERAL CREDIT UNION
GERMANTOWN, MARYLAND
ADVANTIS
REAL ESTATE SERVICES COMPANY

REVISIONS	

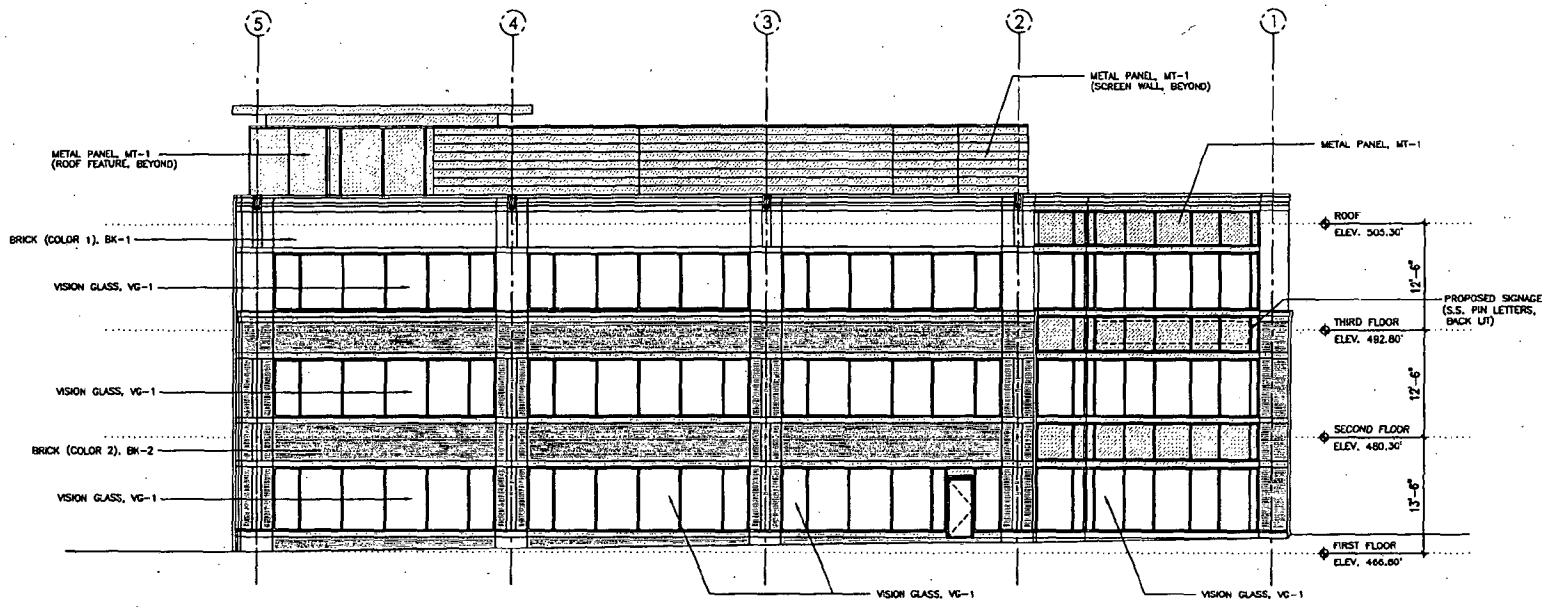
DATE	DESCRIPTION

PROJECT NUMBER	MAFCU
DATE	MARCH 17, 2003
DRAWN	CHCCAD
CHECKED	

DRAWING TITLE
BUILDING ELEVATIONS

SCALE AS NOTED
DRAWING NUMBER
A.301
DISCIPLINE: ARCHITECTURE

NOT FOR CONSTRUCTION



1 NORTH ELEVATION
3/16"=1'-0"

ARCHITECT
KISHIMOTO, GORDON, DALAYA PC
1000 W. WASHINGTON AVENUE
ANNAPOLIS, MD 21403
TEL: 410-291-1000
WWW.KGDA.COM

KG D

CONSULTANT

MID-ATLANTIC
FEDERAL CREDIT UNION
GERMANTOWN, MARYLAND
ADVANTIS
REAL ESTATE SERVICES COMPANY

REVISION	

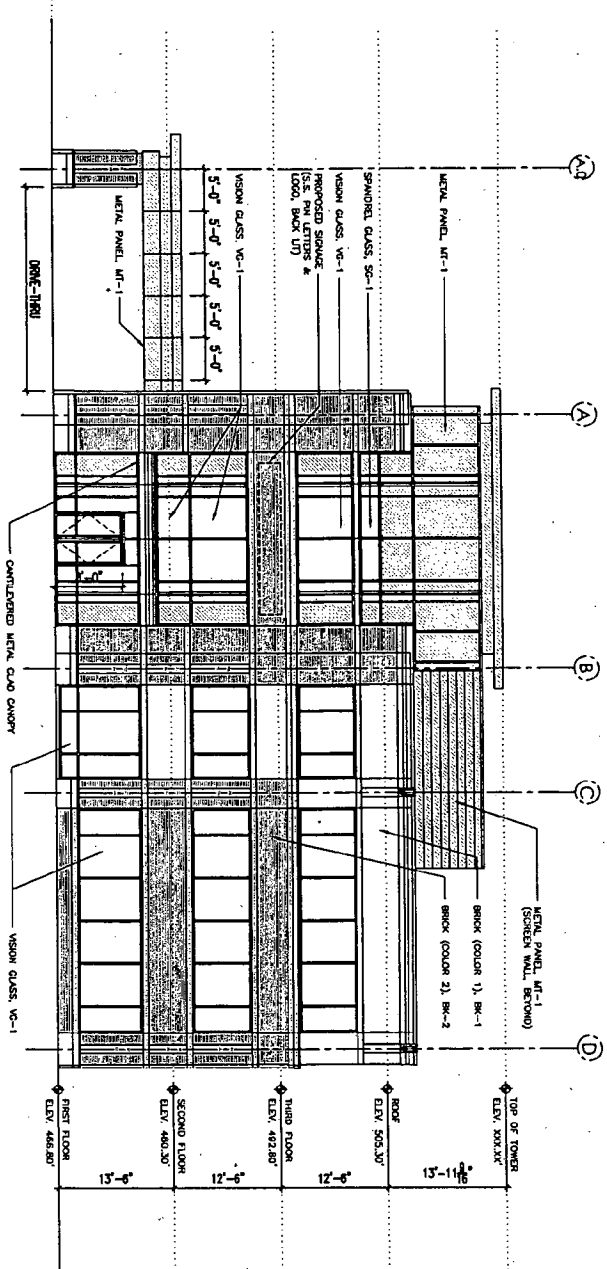
DATE	DESCRIPTION

PROJECT NUMBER	MAFCU
DATE	MARCH 17, 2003
DRAWN	
CHECKED	

DRAWING TITLE
BUILDING ELEVATIONS

SCALE AS NOTED
DRAWING NUMBER
A.302
PLOTTED BY: MARYLAND STATE ARCHITECTURE BOARD

NOT FOR CONSTRUCTION

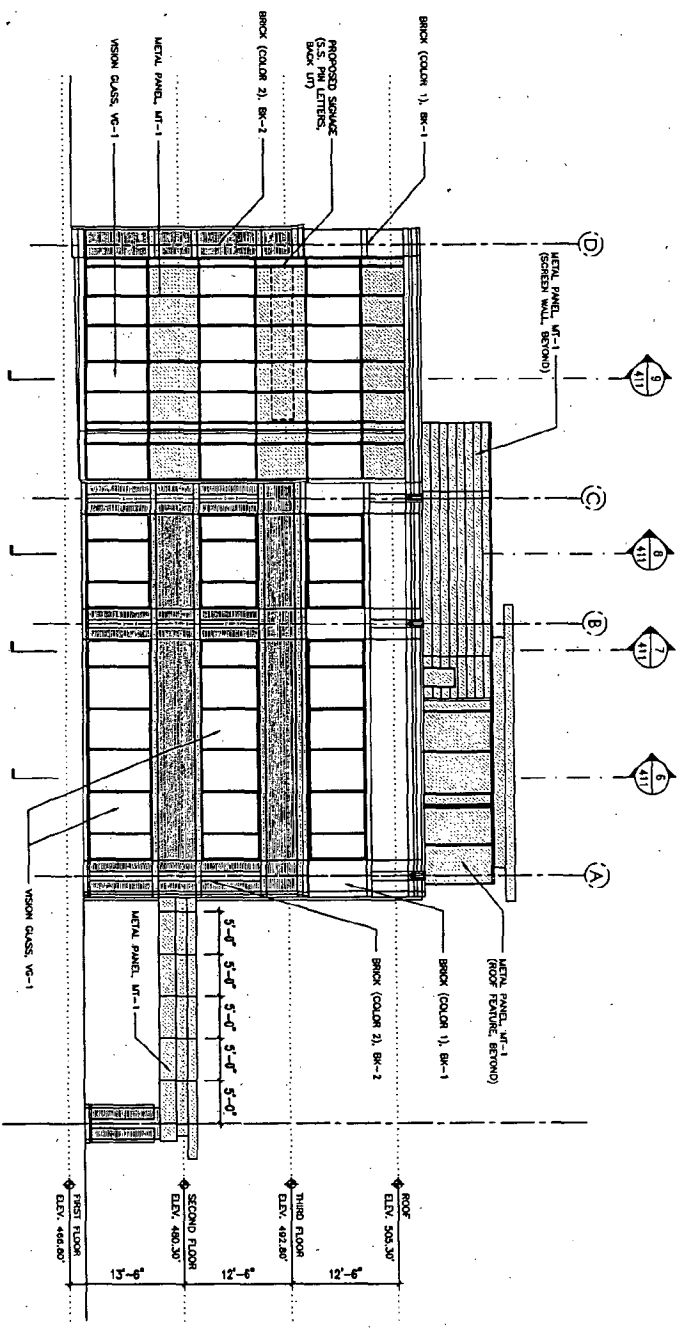


1/4" = 1'-0"
EAST ELEVATION

NOT FOR CONSTRUCTION

TITLE DRAWING NUMBER A.303	PROJECT NUMBER DATE DRAWN CHECKED	MID-ATLANTIC FEDERAL CREDIT UNION GERMANTOWN, MARYLAND ADVANTIS REAL ESTATE SERVICES COMPANY	CONSULTANT KGK KISHIMOTO, GORDON, DALAYA PC 1451 COLLETT HANCOCK BOULEVARD SUITE 101 ARLINGTON, VIRGINIA 22201 T. 703.521.9500 F. 703.521.7788 WWW.KGDARCHITECTURE.COM
---	--	--	---

16



WEST ELEVATION
1/2" = 1'-0"

NOT FOR CONSTRUCTION

SCALE	AS SHOWN
DATE	MARCH 17, 2003
PROJECT NAME	MARVU
DRAWN BY	MD
CHECKED BY	MD
DESIGNED BY	MD
PROJECT NUMBER	MD
DATE	MARCH 17, 2003
PROJECT NAME	MARVU
DRAWN BY	MD
CHECKED BY	MD
DESIGNED BY	MD
PROJECT NUMBER	MD

DATE	PROJECT NAME	DATE	PROJECT NAME
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DATE	PROJECT NAME	DATE	PROJECT NAME

**MID-ATLANTIC
FEDERAL CREDIT UNION**
GERMANTOWN, MARYLAND

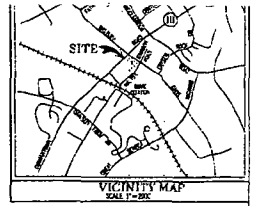
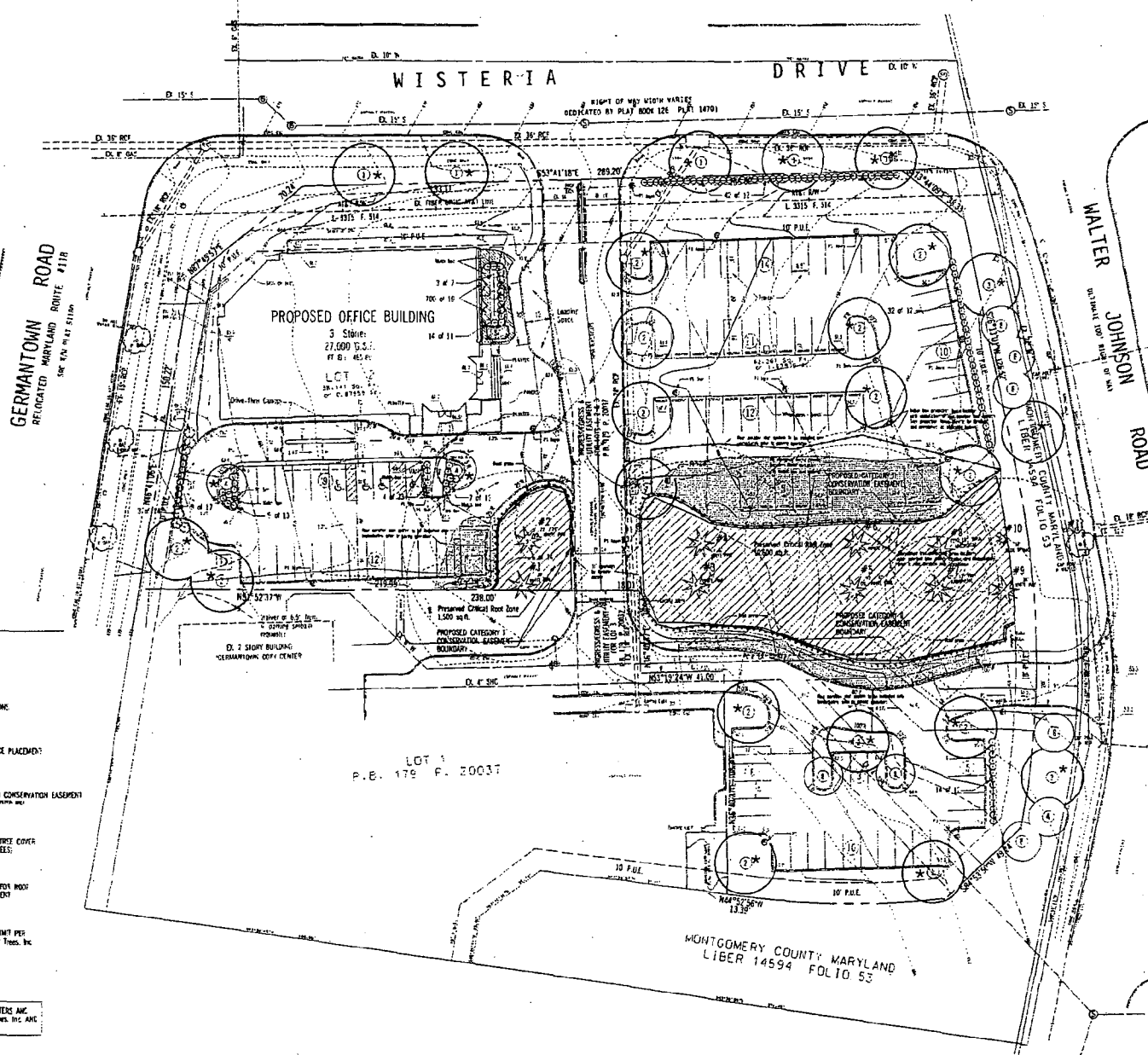
**ADVANTIS
REAL ESTATE SERVICES COMPANY**

DATE	PROJECT NAME
DATE	PROJECT NAME
DATE	PROJECT NAME
DATE	PROJECT NAME

KGDK
CORPORATE

KISHIMOTO, GORDON, DALAYA PC

1401 SOUTH WASHINGTON BOULEVARD
SUITE 101
BETHESDA, MARYLAND 20814
TEL: 301.279.2200
F: 301.279.2298
WWW.KGDARCHITECTURE.COM



FOREST CONSERVATION COMPLIANCE DATA

Forest conservation is implemented as required from the following:

Forest area to be retained from proposed development	15,724 sq. ft.
Proposed area to be retained from proposed development	15,380 sq. ft.
Proposed area to be retained from proposed development (includes area to be retained from proposed development)	0.525 ac. (22,835 sq. ft.)
Total proposed area to be retained	15,380 sq. ft.

PROPOSED TREE COVER - GROSS (INCLUDES ALL 2.5" DBH TREES)

(Minimum retention from "Forest Inventory Worksheet" includes the following criteria sheet)

Tree ID	Species	DBH	Height	Canopy Area	Quality	Total Value
1	White Birch	14.5"	15'	140 sq. ft.	1	2,060 sq. ft.
2	Serviceberry	8.0"	10'	220 sq. ft.	12	2,640 sq. ft.
3	Red Maple	8.0"	12'	220 sq. ft.	3	660 sq. ft.
4	Red Maple	11.0"	12'	310 sq. ft.	2	620 sq. ft.
TOTAL PROPOSED TREE COVER GROSS VALUE						6,975 sq. ft.

* NUMBER OF TREES IDENTIFIED AS 20 FEET TO BE COUNTED FOR CANOPY COVERAGE TOWARD FOREST CONSERVATION CREDIT. THESE TREES INCLUDED IN ABOVE TABLE.

FOREST CONSERVATION WORKSHEET

PROPOSED LOT 1

NET PLANT VALUE:

1. Total Value	6,975
2. Value of trees to be retained	2,640
3. Value of trees to be removed	4,335
4. Net Total Value	2,640

NET TREE COVER (from Table 1, and 10% "Forest" Reserve):

1. Minimum retention	22,835
2. Net Total Value	2,640
3. Difference	20,195
4. Compensation	120,000
5. Total	140,195

ADDITIONAL NOTES:

- 1. Serviceberry (from Table 1, and 10% "Forest" Reserve)
- 2. Red Maple (from Table 1, and 10% "Forest" Reserve)
- 3. White Birch (from Table 1, and 10% "Forest" Reserve)
- 4. Compensation (from Table 1, and 10% "Forest" Reserve)
- 5. Total (from Table 1, and 10% "Forest" Reserve)

ADDITIONAL NOTES (continued):

- 1. Serviceberry (from Table 1, and 10% "Forest" Reserve)
- 2. Red Maple (from Table 1, and 10% "Forest" Reserve)
- 3. White Birch (from Table 1, and 10% "Forest" Reserve)
- 4. Compensation (from Table 1, and 10% "Forest" Reserve)
- 5. Total (from Table 1, and 10% "Forest" Reserve)

- LEGEND**
- LIMITS OF DISTURBANCE
 - - - ROOT PRUNING LOCATIONS
 - - - TREE PROTECTION FENCE PLACEMENT
 - /// PROPOSED CATEGORY II CONSERVATION EASEMENT (see criteria sheet on Philadelphia Ave)
 - * LANDSCAPE TREE FOR TREE COVER CANNOPY CREDIT (25 TREES)
 - * PROPOSED LOCATIONS FOR ROOT AERATION MAT PLACEMENT
 - * CRITICAL ROOT ZONE LIMIT PER STUDY BY THE CARE OF TREES, INC.

NOTE: UPDATED TREE DEMOGRAPHY CRZ DIMENSIONS AND DBH MEASUREMENTS PROVIDED BY THE CARE OF TREES, INC. ARE ADDED TO THIS DRAWING ON 2/25/20.

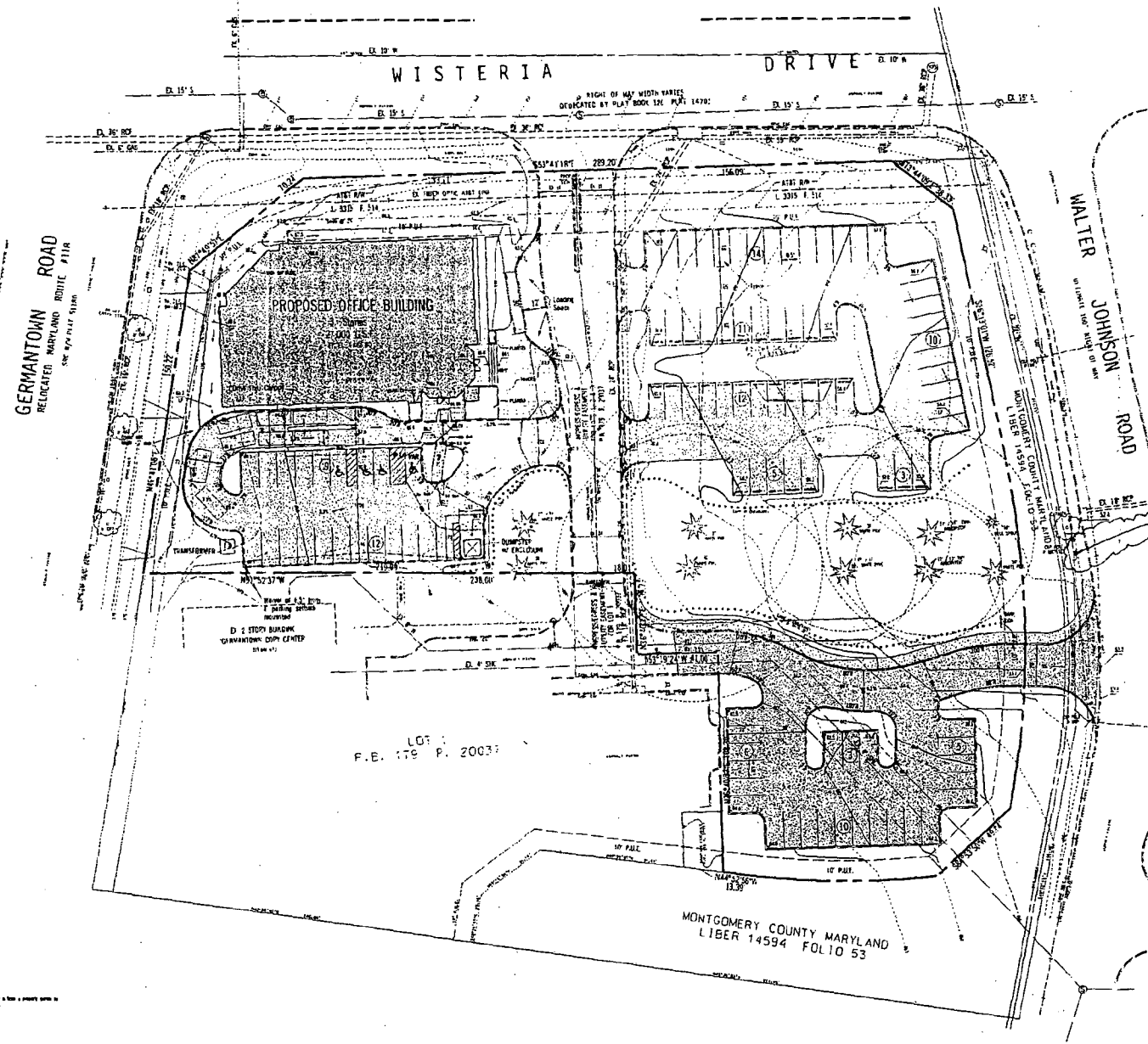
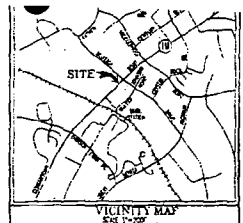
SSI SITE SOLUTIONS, INC.
12800 ROCK HAVEN ROAD SUITE 100
BETHESDA, MARYLAND 20814-4422
(301) 918-0000 Fax (301) 918-2700
Planning, Engineering, Landscaping, Architecture

Seal of Montgomery County
Montgomery County
MONTGOMERY COUNTY
P.B. 10 1003

1. Scaled and 24" x 36" Plot Sheets
DATE:
OWNER: MID-ATLANTIC FEDERAL CREDIT UNION
17 FORTVILLE ROAD
GAINERSBURG, MARYLAND 20816

PROJECT: FOREST CONSERVATION PLAN
WISTERIA BUSINESS PARK
LOTS 2 & 3
CLAYMOUNT ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

Scale	1"=20'
Sheet	1 of 2
Date	1/27/20



SITE DATA

1. Zoning: G-1
2. Existing Land Use: Vacant
3. Proposed Land Use: General Office
4. Gross Tract Area: 2.305 Acres (100,805 sq. ft.), as follows:
Lot 2 = 35,141 sq. ft.; Lot 3 = 62,264 sq. ft.
5. Maximum F.A.R. Permitted: 2.255 (Entire 3 lot tract, 3.87 acres)
(Per D.P.A. 95-1)
6. F.A.R. and Floor Area Proposed:
Lot 1 = 15,890 sq. ft. (Existing)
Lot 2 = 27,300 sq. ft. (Proposed)
Total: 43,690 sq. ft. = 0.213 F.A.R.
7. Maximum Building Coverage Permitted: 80% of the lot area
8. Building Coverage Proposed: 9,400 sq. ft. or 9.4% of lot
9. Minimum Green Area Required: 10% of the lot area
10. Green Area Provided: 46.8% (Gross tract less building & 9,400 sq. ft. and vehicular pavement & 44,000 sq. ft.)
11. Maximum Building Height Permitted: 5 Stories (60 feet)
12. Building Height Proposed: 3 Stories
13. Off-Street Parking Required: 3.0 spaces per 1,000 S.F.T. of building / 82 spaces
14. Off-Street Parking Provided: 100 Spaces plus 1 loading space
15. Parking Landscaped Area Required: 5% of parking envelope (2,100 sq. ft.)
(Parking envelope = 41,000 sq. ft.)
16. Parking Landscaped Area Provided: 19.5% (Approx. 8,200 sq. ft.)

LOT 1
F.E. 179 P. 20033

MONTGOMERY COUNTY MARYLAND
LIBER 14594 FOLIO 53

SITE SOLUTIONS, INC.
3800 OLD BRIDGE ROAD SUITE 100
BETHESDA, MARYLAND 20814-2000

1	DATE	DESCRIPTION	BY

OWNER:
MET-ATLANTIC FEDERAL CREDIT UNION
17 DUNSTON ROAD
CATHERSBURG, MARYLAND 20879

SITE PLAN
WISTERIA BUSINESS PARK
LOTS 2 & 3
CLARKSBURG ELECTION DISTRICT No. 2

SCALE	1" = 20'
DATE	10-1
BY	

69

KISHIMOTO.GORDON.DALAYA PC

ARCHITECTURE

PLANNING

INTERIORS

May 19, 2003

By mail

Ms. Michele Naru
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission (M-NCPPC)
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301) 563-3400 (phone)

Re: Historic Preservation Committee Meeting June 11, 2003

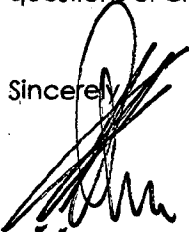
Subject: Mid Atlantic Federal Credit Union Headquarters Office Building
Wisteria Drive, Germantown, MD-Parcels 2&3

Dear Michele:

This letter and attached exhibits are submitted to you on behalf of Mid Atlantic Federal Credit Union to request that the subject project be included in the scheduled June 11, 2003 Historic Preservation Committee (HPC) Meeting. As required by the HPC during the last project review, the project is subject to an architectural review by the committee.

Thank you for your help and consideration. Please contact me should there be any questions or clarifications that you may need.

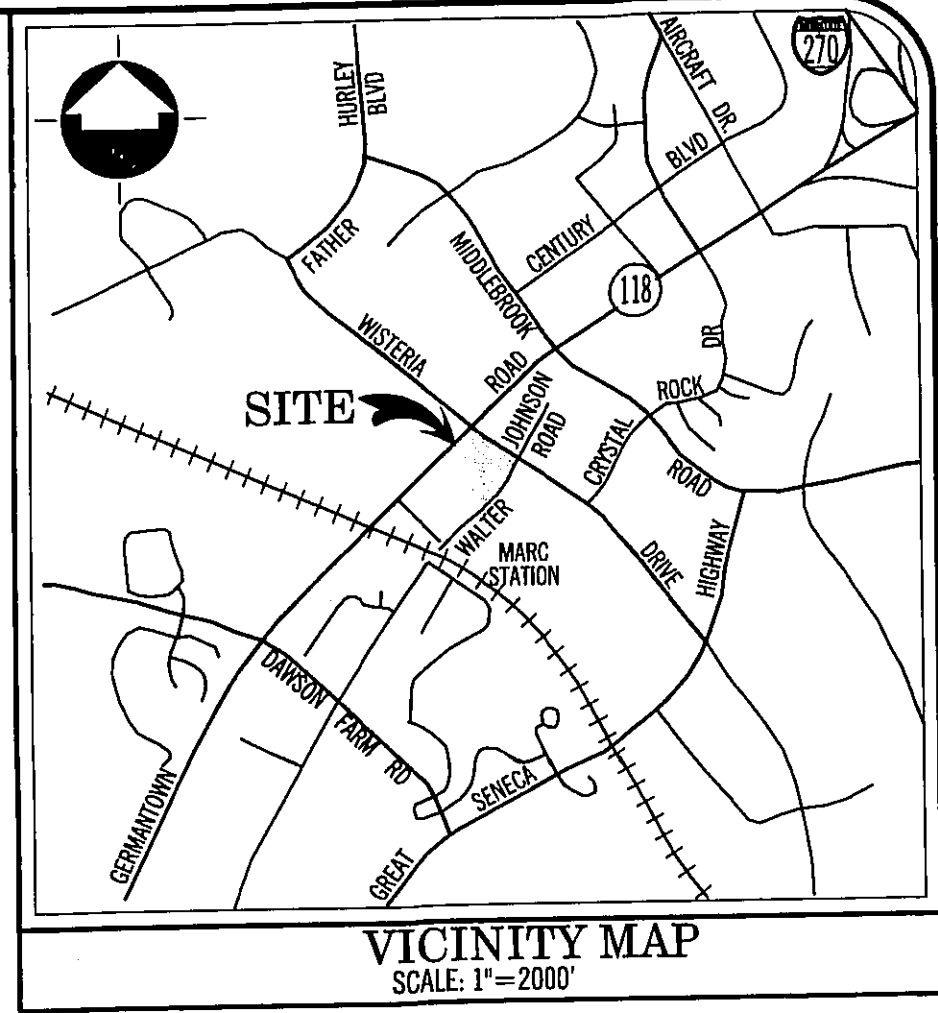
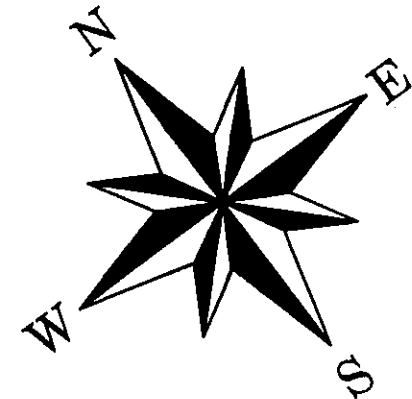
Sincerely,



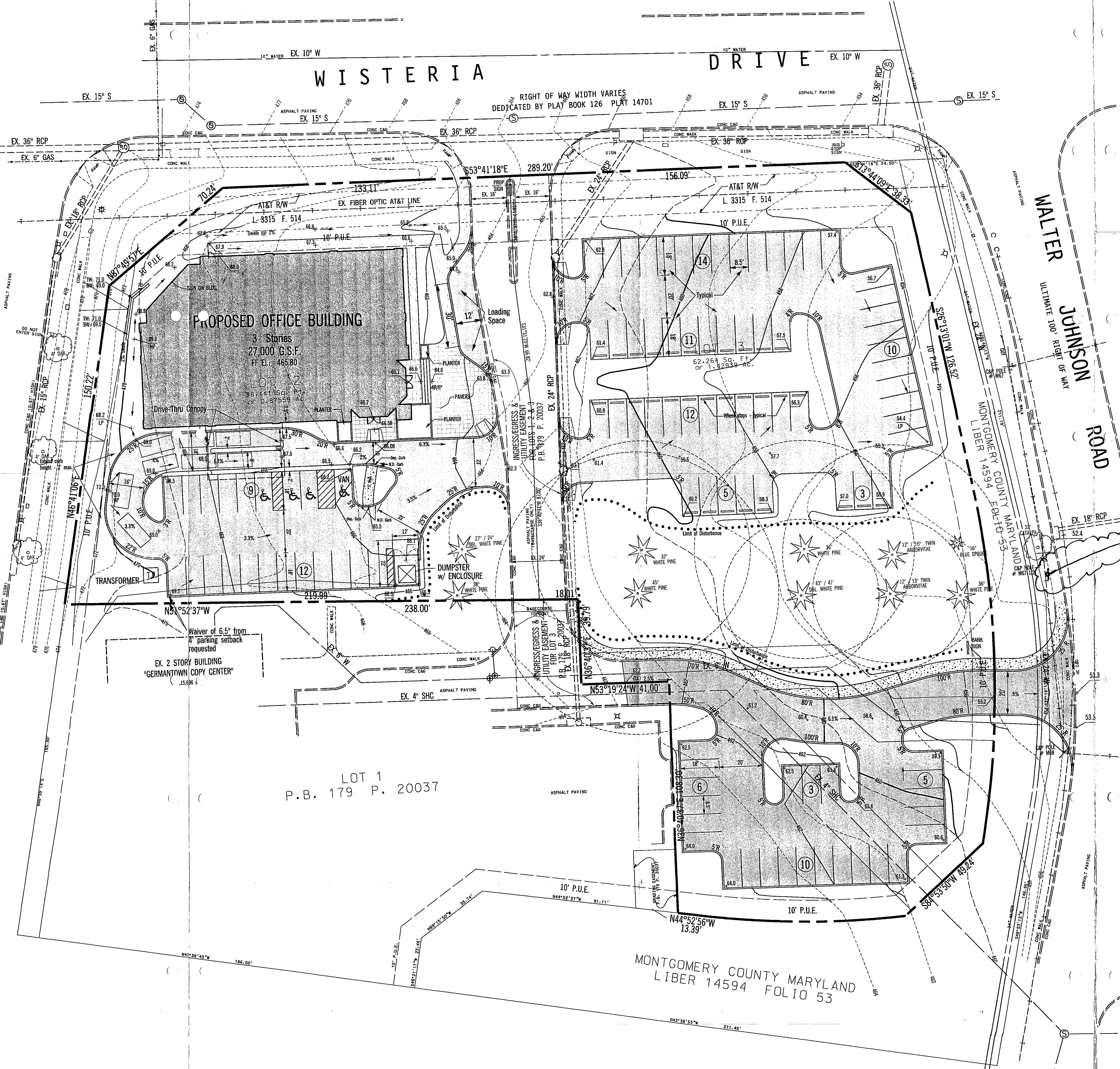
Christopher L. Gordon, AIA
Principal

Attachments: Application for Historic Area Work Permit.
Architectural Plans, Elevations and Perspectives.
Site Civil Plans.

Cc: Will Travis
Jody Kline
Al Blumberg
Henry Mahns
File



GERMANTOWN ROAD
RELOCATED MARYLAND ROUTE #118
SHC R/W PLAT 51180



HISTORICAL PARKING AS DEMAND BY M-APPC

SITE DATA

1. Zoning: O-M
2. Existing Land Use: Vacant
3. Proposed Land Use: General Office
4. Gross Tract Area: 2.305 Acres (100,405 sq.ft.), as follows
 Lot 2 = 38,141 sq.ft.; Lot 3 = 62,264 sq.ft.
5. Maximum F.A.R. Permitted: 0.255 (Entire 3 lot tract, 3.87 acres)
 (Per D.P.A. 95-1)
6. F.A.R. and Floor Area Proposed:
 Lot 1 - 15,696 sq.ft. (existing)
 Lot 2 - 27,000 sq.ft. (proposed)
 Total: 42,696 sq.ft. = 0.253 F.A.R.
7. Maximum Building Coverage Permitted: 60% of the lot area
8. Building Coverage Proposed: 9,400 sq.ft. or 9.4% of lot
9. Minimum Green Area Required: 10% of the lot area
10. Green Area Provided: 46.8% (Gross tract less building @ 9,400 sq.ft. and vehicular pavement @ 44,000 sq.ft.)
11. Maximum Building Height Permitted: 5 Stories (60 feet)
12. Building Height Proposed: 3 Stories
13. Off-Street Parking Required: 3.0 spaces per 1,000 G.S.F. of building / 81 spaces
14. Off-Street Parking Provided: 100 Spaces plus 1 loading space
15. Parking Landscaped Area Required: 5% of parking envelope (2,100 sq.ft.)
 (Parking envelope = 42,000 sq.ft.)
16. Parking Landscaped Area Provided: 19.5% (Approx. 8,200 sq.ft.)

LOT 1
P.B. 179 P. 20037

MONTGOMERY COUNTY MARYLAND
LIBER 14594 FOLIO 53

NOTE:
Boundary, topography and existing conditions information is from a property survey by Fowler Associates, Inc., Rockville, MD performed in 2002.

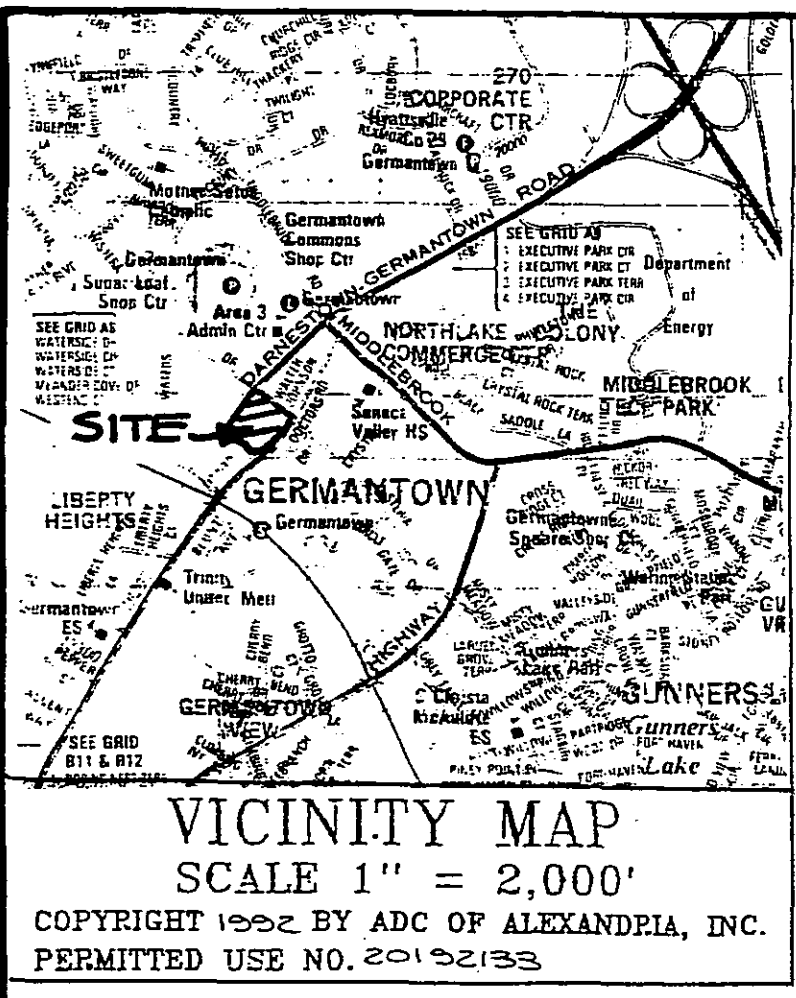
SSI SITE SOLUTIONS, INC.
19650 Club House Road Suite 105
Gaithersburg, Maryland 20886-3039
(301) 947-8900 Fax (301) 947-7704
Planning Engineering Landscape Architecture

NO	REVISION	DATE
1	Revise per staff comments, reduce parking, revise access road & grading	2/5/03

OWNER:
MID-ATLANTIC FEDERAL CREDIT UNION
17 FIRSTFIELD ROAD
GAITHERSBURG, MARYLAND 20878

SITE PLAN
WISTERIA BUSINESS PARK
LOTS 2 & 3
CLARKSBURG ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

DESIGN	DWR	SCALE	1"=20'
JSL	JSL	1 OF 1	
CHECKED	CHECKED		
DATE	DATE	PROJ. NO.	1277



MD. RTE. 118

PARCEL C
NORTH GERMANTOWN
PB.116 P.13685

WISTERIA DRIVE

GERMANTOWN ROAD

NORTH LAKE MEDICAL CENTER
PB.125 PLAT 16052

MONTGOMERY COUNTY, MARYLAND
F. 308

SHA PLAT No 51180

Residue Area
3.872 Ac.

(OLD MD RTE 118)

NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF EXISTING STATE AND COUNTY FOREST CONSERVATION LEGISLATION.

DATE 2/2/94
J. D. Sievers
JOHN DOUGLAS SIEVERS
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES

N/F FRANK K. & MARGARET P. HUIE
L.9074 F.511

SOILS LEGEND

17B Occoquan channelry loam, 3 to 8% slopes

OWNERS/APPLICANTS
KELLER BROTHERS, INC.
% DENNIS KELLER
10111 COLTSVILLE RD., STE. 137
SILVER SPRING, MD. 20901
(301) 533-5555
L.K. TRUJWELL JR.
% CONGRESSIONAL ELECTRIC, INC.
415 EAST DIAMOND AVE.
GAITHERSBURG, MD. 20877
(301) 863-6634

NOTES

- 2' contour topography, as shown, was obtained from field survey prepared by John H. McGovern, dated August, 1989.
- This site, known as the Waters Estate, is located on Map No. 7 of the MNCP&C Locational Atlas of Historic Sites and is part of Site No. 19-13, Germantown Historic District.
- Soil classifications indicated hereon have been reproduced from the Montgomery County Soil Survey, sheet no. 12.
- There are no 100 year flood plains affecting this site.
- The areas of 25% slopes present on the subject site are indicated hereon. Their presence is the result of adjacent road construction.
- Reference Guardian Tree Experts letter, dated August 15, 1989, for condition and health of the significant trees locate on the site.
- THERE ARE NO WETLANDS, STREAMS, OR FLOODPLAINS PRESENT ON-SITE.

GUARDIAN TREE EXPERTS

12401 PARKLAWN DRIVE ROCKVILLE, MARYLAND 20852 PHONE 881-9350
Certified and Licensed Tree Experts by State of Maryland

August 15, 1989

Johnson & Johnson Architects
Attn: John A. Ferri
Rockmanor Office Park
1684 East Guide, Suite 202
Rockville, MD 20850-5306

Dear Mr. Ferri,
My recommendations for treatment of the trees on the Waters property east of relocated Route 118 are as follows:

- Tree #1 as shown on the site plan is no longer there.
- Tree #2 Eastern White Pine is in good vitality and if the top of the grading slope for old Route 118 widening can be kept 25 feet from the trunk of the tree it should be saved.
- Two Arborvitae not shown on the plan are in poor condition and should be removed.
- Tree #3 Eastern White Pine - Save with treatment of general recommendations.
- Tree #4 Eastern White Pine - Save with treatment of general recommendations. In addition, I suggest relocation of 1 parking space within the drip line. A support cable should be installed to N.A.A. specifications.
- Tree #5 Eastern White Pine - Save with treatment of general recommendations.
- Tree #6 Eastern White Pine - Save with treatment of general recommendations. Two parking spaces should be relocated.
- Trees #7 and #8 Eastern White Pines - Tree #8 is severely stressed and in my opinion will not survive the environmental impact of the construction. The proximity of the two trees has caused the death and scuffling of branches on one side of tree #7 making it unbalanced and spoiling its appearance. Both trees should be removed.

General Recommendations
All of the trees to be saved would be pruned for prominent dead wood and lower branches removed to provide ground clearance of approximately 15 feet. This should be accomplished by removing some branches to the trunk and underpruning where large leads have their origin close to the ground.

Where grape vines have invaded the trees the vines can be cut at the base, preferably when dormant, so that the dead leaves will not be unsightly.

Equipment for brush clearing under the trees should be limited to a small tractor such as a "Bob cat" with minimum soil compaction and disturbance of the area. Immediately after clearing the drip line area should be mulched and fenced to prevent access of vehicles or storage of excavation material.

The first appropriate season after clearing spring or fall the trees should be fertilized with a slow release liquid fertilizer.

In construction of the 10' walkway open joint brick or flag bedded in sand laid on grade will absorb the soil compaction and permit percolation of air and water. Any benches under the trees should be set on the same construction.

My qualifications are as follows: licensed tree expert, State of Maryland, member of the American Society of Consulting Arborist, member of ISA; education, University of Maryland; Chief, Tree Division, Montgomery county, Maryland, 28 years; commercial Arborist, 12 years.

Sincerely,

Gregory S. Tolson
Consulting Arborist

THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
ENVIRONMENTAL PLANNING DIVISION

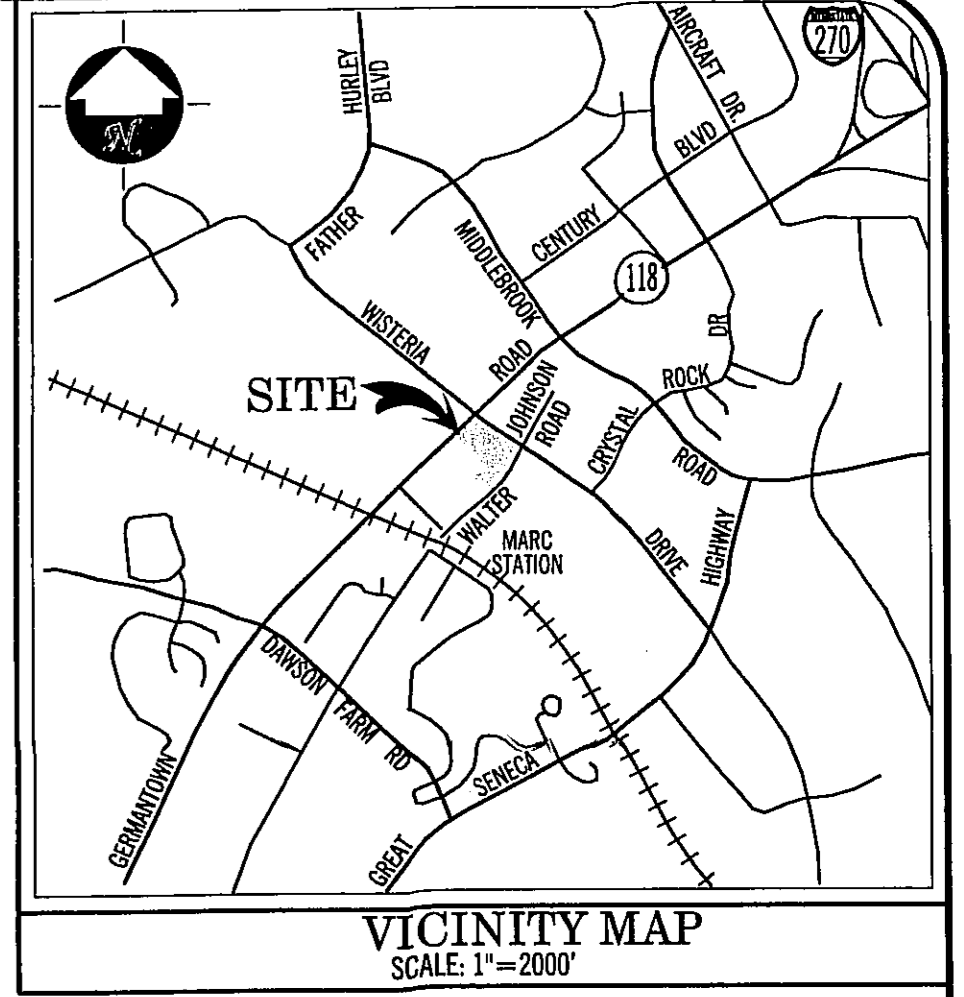
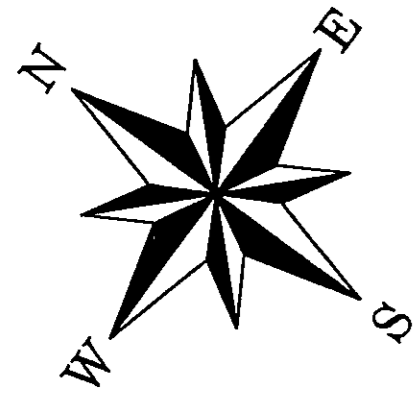
APPROVED

NRVFSO No. 4-741-22
Patricia R. Rowe 2/25/94 Furn 1-90068
SIGNATURE DATE

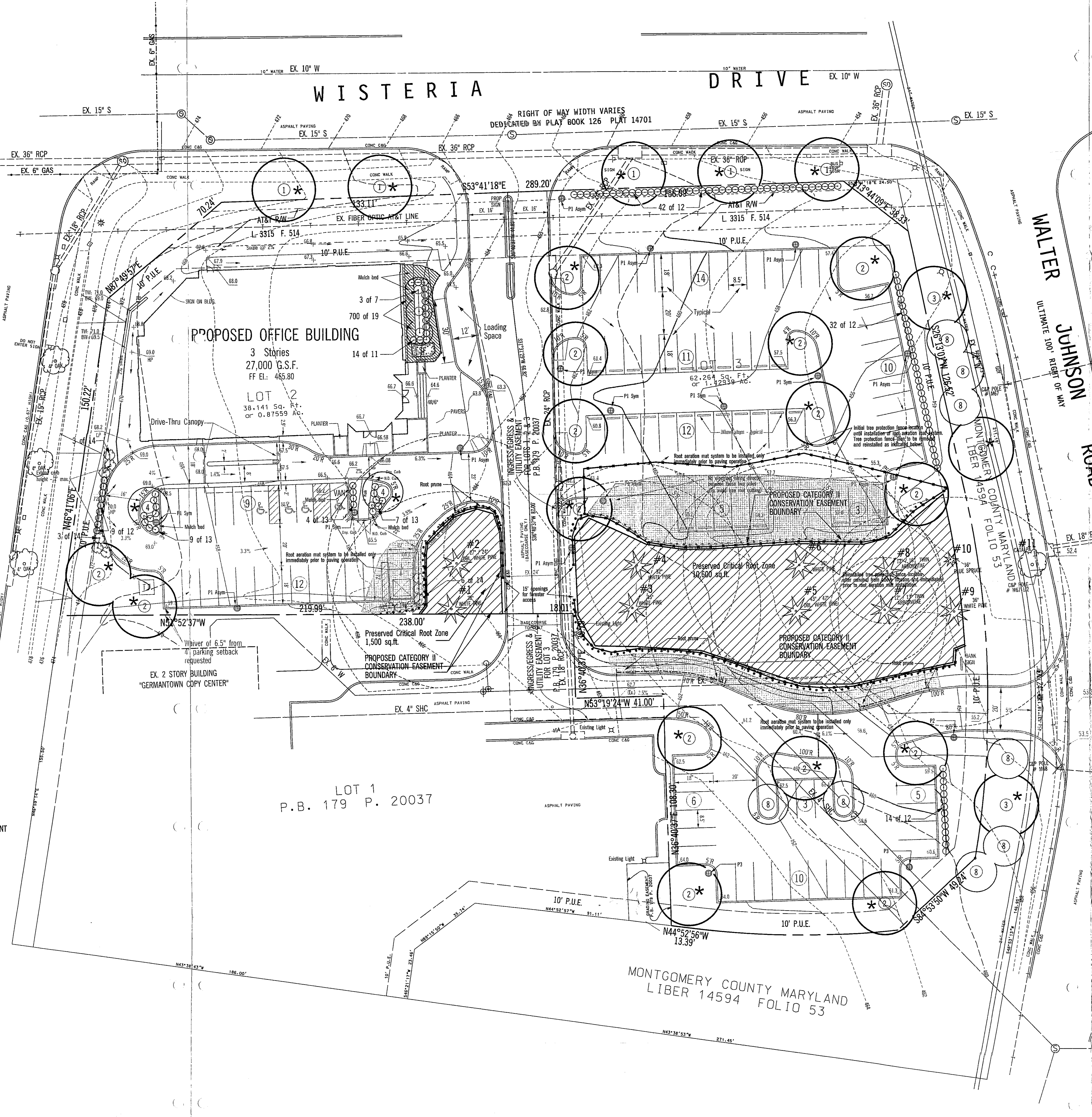
TAX MAP E0342 U.S.S.C. 227 UJ13

NATURAL RESOURCE INVENTORY /
FOREST STAND DELINEATION PLAN
K & T DEVELOPMENT PROPERTY
SOUTH PARCEL - PARCEL 303
GERMANTOWN
2nd ELECTION DISTRICT DEC 0 1 1995
MONTGOMERY COUNTY, MARYLAND

Macris, Hendricks and Glascock, P.A. Engineers • Planners • Surveyors Suite 120 9220 Wightman Road Gaithersburg, Maryland 20879 (301)670-0840	Designed JDS	Drawn GDS
	Date 2/1/94	Scale 1"=80'
	Job No 85-136	Sheet 1 of 1



GERMANTOWN ROAD
RELOCATED MARYLAND ROUTE #118
SAC R/W PLAT 51180



FOREST CONSERVATION COMPLIANCE DATA

FOREST CONSERVATION - AFFORESTATION AREA REQUIRED (from Worksheet, below) **15,246 sq. ft.**

Proposed credit for critical root zone preservation (See above plan) **12,100 sq. ft.**

Proposed Landscape Tree Cover credit (Commercial site) - see chart below **8,236 sq. ft.**

TOTAL PROPOSED AFFORESTATION CREDIT **20,336 sq. ft.**

PROPOSED TREE COVER - CANOPY CALCULATION / 20 YEAR MATURE CANOPY
(Canopy dimension from "Trees Technical Manual" - Landscape Tree Evaluation Criteria chart)

KEY #*	BOTANICAL NAME	COMMON NAME	20YR. CANOPY RADIUS	20 YR. CANOPY AREA	QUANTITY	TOTAL CANOPY
1	Quercus palustris	Pin Oak	12'	452 sq. ft.	5	2,260 sq. ft.
2	Quercus phellos	Willow Oak	8.5'	227 sq. ft.	13	2,951 sq. ft.
3	Tilia cordata 'Greenspire'	Greenspire Linden	15'***	707 sq. ft.	3	2,121 sq. ft.
4	Zelkova serrata 'Village Green'	Village Green Zelkova	12'***	452 sq. ft.	2	904 sq. ft.

TOTAL PROPOSED TREE COVER CANOPY CREDIT **8,236 sq. ft.**

* Tree table identification number from Landscape Plan and also included on this Forest Conservation Plan.
** Estimated 20 year canopy radius - this species not included on Landscape Tree Evaluation chart.

* SYMBOL ON PLAN IDENTIFYING 23 TREES TO BE COUNTED FOR CANOPY COVERAGE TOWARD FOREST CONSERVATION CREDIT. THESE TREES INCLUDED IN ABOVE CHART.

- LEGEND**
- LIMIT OF DISTURBANCE
 - ROOT PRUNING LOCATIONS
 - TREE PROTECTION FENCE PLACEMENT
 - PROPOSED CATEGORY II CONSERVATION EASEMENT AND CRITICAL ROOT ZONE PRESERVATION AREA
 - LANDSCAPE TREE FOR TREE COVER CANOPY CREDIT (23 TREES)
 - PROPOSED LOCATIONS FOR ROOT AERATION MAT PLACEMENT
 - CRITICAL ROOT ZONE LIMIT PER STUDY BY The Care of Trees, Inc.

FOREST CONSERVATION WORKSHEET
VERSION 1.0

02-Dec-02

NET TRACT AREA:

A. Total tract area.....	2.30
B. Area within 100 year floodplain.....	0.00
C. Area within MSSC R/W or road R/W constructed by public fund	0.00
D. Net tract area.....	2.30

LAND USE CATEGORY: (from Table 2, page 42, "Trees" Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA	MOR	IDA	MOR	MPD	CIA
0	0	0	0	0	1

E. Afforestation Threshold..... 15% x D = 0.35
F. Conservation Threshold..... 15% x D = 0.35

EXISTING FOREST COVER:

G. Existing forest cover (including floodplain).....	0.00
H. Area of forest above afforestation threshold.....	0.00
I. Area of forest above conservation threshold.....	0.00

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation.....	0.00
K. Clearing permitted without mitigation.....	0.00

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared.....	0.00
M. Total area of forest to be retained.....	0.00

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold.....	0.00
P. Reforestation for clearing below conservation threshold.....	0.00
Q. Credit for retention above conservation threshold.....	0.00
R. Total reforestation required.....	0.00
S. Total afforestation required.....	0.35
T. Total reforestation and afforestation required.....	0.35

15,246 sq. ft.

NOTE: UPDATED TREE IDENTIFICATION, CRZ DIAMETERS AND DBH MEASUREMENTS PROVIDED BY The Care of Trees, Inc. AND ADDED TO THIS DRAWING ON 2/5/03

SITE SOLUTIONS, INC.
18880 Club House Road Suite 109
Gaithersburg, Maryland 20886-3039
(301) 947-8900 Fax (301) 947-7704
Planning Engineering Landscape Architecture

Signature & Seal of Qualified Preparer:
David W. Hitchcock, II
David W. Hitchcock, II M.L.A. Lic. Landscape Architect #451
Date: **12/20/2002**



1	Revise per Site Plan changes	2/5/03
NO	REVISION	DATE

OWNER:
MID-ATLANTIC FEDERAL CREDIT UNION
17 FIRSTFIELD ROAD
GATHERSBURG, MARYLAND 20878

FOREST CONSERVATION PLAN
WISTERIA BUSINESS PARK
LOTS 2 & 3
CLARKSBURG ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND

OWNER	SCALE	1"=20'
DESIGN	JSL	1 of 2
CHECKED		
DATE	DEC 2002	SHEET
		PROJ. No.
		1277