

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	12820 Wisteria Drive, Germantown	Meeting Date:	3/23/2022
Resource:	Master Plan Site #19/13 (<i>Madeline V. Waters House</i>)	Report Date:	3/16/2022
Applicant:	Lidl US, LLC (Françoise Carrier, Agent)	Public Notice:	3/9/2022
Review:	Preliminary Consultation	Tax Credit:	No
		Staff:	Michael Kyne

Permit Number: N/A

PROPOSAL: Construction of a new grocery store with associated hardscape and landscaping, historic markers, grading, and other alterations

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #19/13, *Madeline V. Waters House*
STYLE: Colonial Revival Villa
DATE: c. 1899-1902

Excerpt from *Places from the Past*:

A linear park along Wisteria Drive, at Rt. 118, commemorates the Madeline Waters House that was destroyed by arson in 1986. Built in 1899-1902, this roomy frame Colonial Revival house belonged to the owner of Germantown's general store, Horace D. Waters. His stepson Lloyd Dorsey built the house, which was the long-time dwelling of Madeline Waters, daughter of Horace. The residence was the most elaborate house in Germantown, featuring a three-story projecting pavilion with palladian windows, a broad hipped roof with dormers, cornice with dentil molding, and pedimented wrap-around porch with classical columns.



Fig. 1: Artist's rendering of the Madeline V. Waters House.

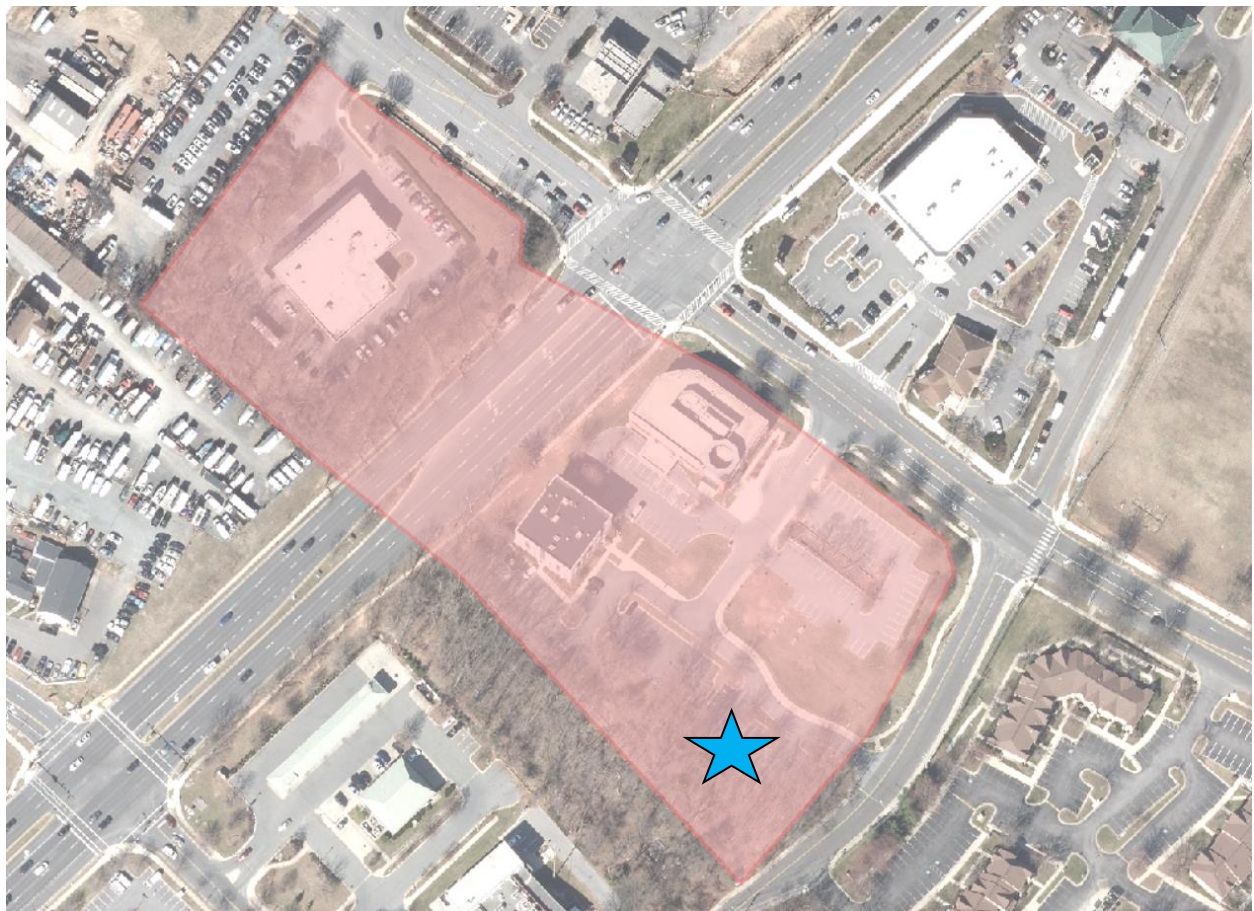


Fig. 2: Madeline V. Waters House environmental setting, with the approximate location of the proposed new grocery store marked by the blue star.

PROPOSAL:

The applicants propose construction of a new grocery store with associated hardscape and landscaping, historic markers, grading, and other alterations at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. In this case, these documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *MARC Rail Communities Sector Plan (Sector Plan)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

MARC Rail Communities Sector Plan (Approved and Adopted April 2019)

The *Sector Plan* recommends the following for the Madeline V. Waters House Master Plan Site:

- Maintain the entire Madeline V. Waters House (MP 19/13-1) historic site (Sites GH and GI) [see Reference Key below] and all rights-of-way, including Germantown Road and Wisteria Drive within its designated environmental setting as follows:
 - The portion of the site north of Germantown Road, within the Wisteria Drive right-of-way, must maintain the existing linear park with benches, lighting, stone wall, pavers and commemorative monument/signage. Street signage should be added for Waters House Avenue.
 - The portion of the site south of Germantown Road must maintain the historic row of trees (including replanting as necessary) and existing commemorative signage within a publicly accessible, grassy open space.
 - For both north and south portions of the site, commemorative signage must be erected along the street frontage of every parcel and the existing environmental setting, and these requirements will remain in place even if there is parcel assemblage, resubdivision or redevelopment of the site.

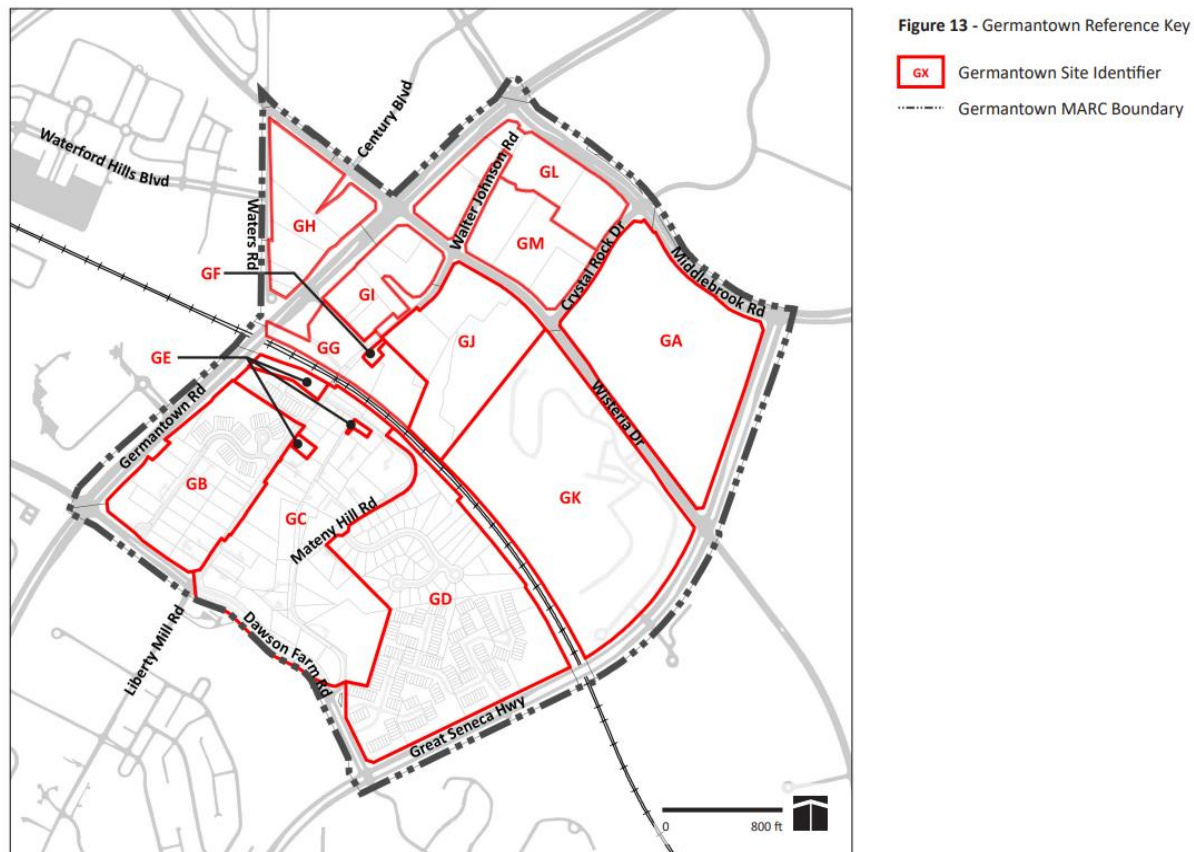


Fig. 3: Germantown Reference Key from the Sector Plan.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF DISCUSSION:

The subject property is the *Madeline V. Waters House* Master Plan Site, which was designated to the Master Plan for Historic Preservation via amendment in May 1985. The property was designated for its architecturally significant features and its association with prominent early settlers of the Germantown area (the Horace Waters family). The historic house was destroyed by arson in 1986.

Germantown Road (Maryland Route 118) bisects the designated environmental setting. Staff notes that the 1985 amendment acknowledges that “[t]he programmed relocation and widening of Maryland Route 118 will require a portion of the eventual environmental setting but will leave sufficient ground to preserve the integrity of the Waters house and will improve opportunities for the commercial reuse of the historic structure.” The amendment also notes that the designated environmental setting “... should include the alley of trees leading to the historic structure.”



Fig. 4: 1979 aerial image of the Madeline V. Waters House property, with the house marked by the blue star. The above-referenced alley/row of trees is clearly visible at the southeast side of the property (inside the red rectangle).



Fig. 5: 1986 aerial image of the Madeline V. Waters House property, after the house was destroyed by arson. The above-referenced alley/row of trees remains clearly visible at the southeast side of the property (inside the red rectangle). A portion of Germantown Road (Maryland Route 118) is also visible in the upper right part of the image, before it bisected the property.

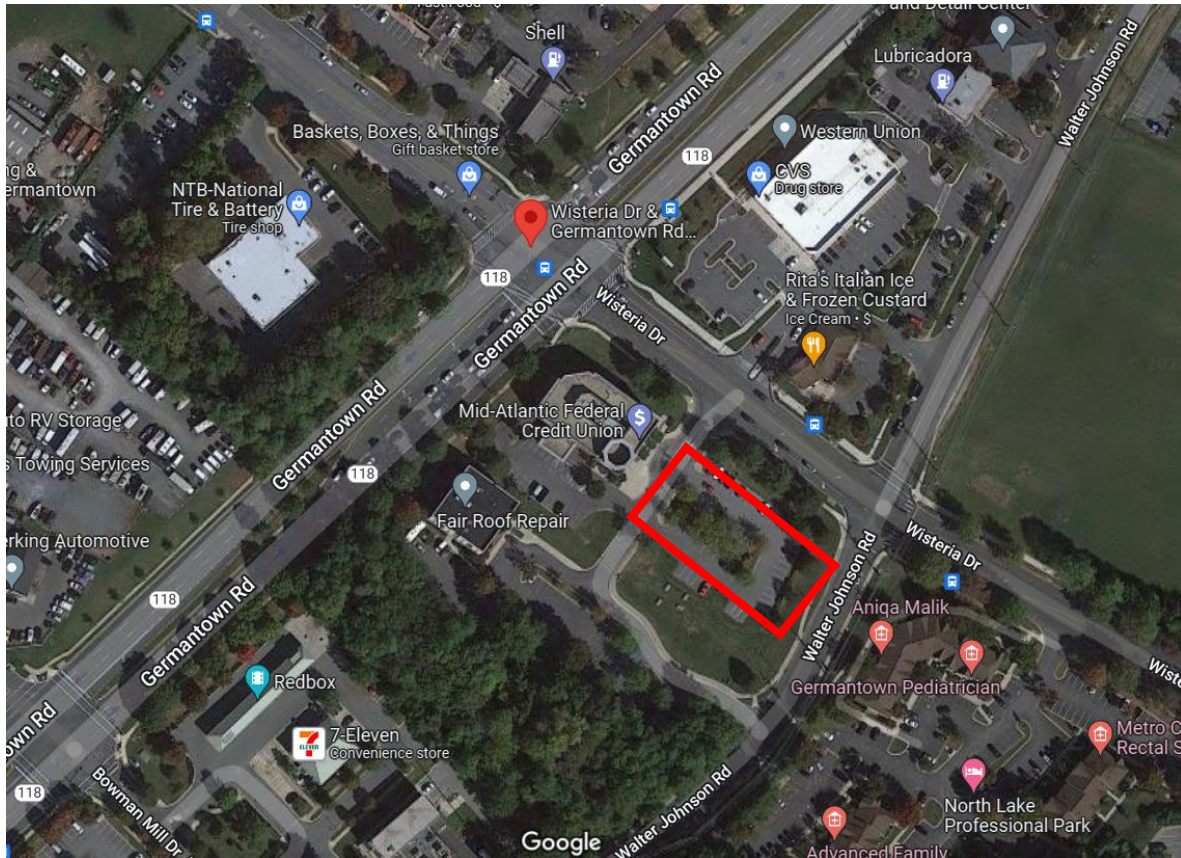


Fig. 6: Current aerial image of the Madeline V. Waters House property, with what may be the aforementioned alley/row of trees (inside the red rectangle) in front of the Mid-Atlantic Federal Credit Union building, which is adjacent to the proposed project site.

The applicants propose the following work items at the subject property:

- Remove an existing modern office building (see *Fig. 7 below*) and a portion of the existing credit union parking lot and build a new 32,000-SF grocery store with associated surface parking and public open space.
 - A portion of the proposal will be within the designated environmental setting of the *Madeline V. Waters House* Master Plan Site.
 - The proposed new surface parking area will be accessed via a reconfigured driveway off of Walter Johnson Road to the south of the subject property.
 - The proposed new grocery store will face north, away from the public right-of-way of Walter Johnson Road, with the proposed new surface parking area to the north.
 - The proposed new open space will include seating, extensive landscaping, a mural depicting images associated with the history of Germantown, and new historic site signage.
 - The proposed mural will be on the south elevation (rear) of the proposed new grocery store, facing the public right-of-way of Walter Johnson Road.



Fig. 7: Project map, with the modern office building to be removed marked by the blue star. What may be the above-referenced alley/row of trees is within the yellow oval.

Staff is supportive of the applicants' proposal, finding that it is generally consistent with recommendations of the *Sector Plan*. The recommendations state that "...commemorative signage must be erected along the street frontage of every parcel and the existing environmental setting, and these requirements will remain in place even if there is parcel assemblage, resubdivision or redevelopment of the site." As noted, the applicants propose a mural depicting images associated with the history of Germantown, as well as new historic site signage. While the submitted renderings indicate the location of the proposed mural on the south side (rear) of the proposed new grocery along the street frontage of Walter Johnson Road, it is not clear where the proposed new historic site signage will be located. Staff asks that the applicants provide additional information regarding the location and design of the proposed new historic site signage.

Staff also understands that the applicants have been working with the local community and interested parties, including the Germantown Historical Society, regarding the content of the proposed mural and new historic site signage. Staff recommends that the applicants continue to do so as these aspects of the proposal are developed.

Regarding the alley/row of trees, the *Sector Plan* recommends that "[t]he portion of the site south of Germantown Road must maintain the historic row of trees (including replanting as necessary) and existing commemorative signage within a publicly accessible, grassy open space." From current and historic photographs, it appears that the alley/row of trees, which is also referenced in the 1985 amendment, has either been removed, or may be in front of the Mid-Atlantic Federal Credit Union building. The Mid-Atlantic Federal Credit Union building is also within the environmental setting of the *Madeline V. Waters House* Master Plan Site, adjacent to the subject property (to the right, as viewed from the public right-of-way of Walter Johnson Road), but the applicants' proposal will not impact these trees.

Because the historic house was destroyed by arson in 1986, Germantown Road (Maryland Route 118) has

bisected the property, and commercial development has previously occurred within the proposed project area, staff finds that the proposal will not remove historic materials or alter features and spaces that characterize the property, in accordance with *Standard #2*.

Questions for the HPC:

- Are there any outstanding issues with the proposal, in terms of compatibility with the site (i.e., scale and massing, location on the site, etc.)?
- Does the HPC have any recommendations regarding the location and/or design of the proposed new historic site signage?

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based upon the HPC's comments and return with a HAWP application.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Lidl US, LLC, c/o David Simez,
Construction and Development ManagerE-mail: David.Simez@lidl.usAddress: 3500 S. Clark StreetCity: Arlington, VA Zip: 22202Daytime Phone: 703-472-4307

Tax Account No.: _____

AGENT/CONTACT (if applicable):Name: Françoise CarrierE-mail: fcARRIER@bregmanlaw.comAddress: 7315 Wisconsin Ave, Ste. 800 WestCity: Bethesda Zip: 20814Daytime Phone: 240-428-4671Contractor Registration No.: N/A**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property SEE ATTACHEDIs the Property Located within an Historic District? Yes/District Name
x No/Individual Site Name Madeline V. Waters House

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: SEE ATTACHED

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

March 1, 2022

Signature of owner or authorized agent

Date

SEE ATTACHED

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
19430 Walter Johnson Road, Germantown, MD 20874	13001 Wisteria Drive Germantown, MD 20874
19525 Waters Road Germantown, MD 20874	19520 Walter Johnson Road Germantown, MD 20874
19621 Waters Road Germantown, MD 20874	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

As noted on the attachment, the Madeline V. Waters House was destroyed by fire in the 1980s. There are no physical features associated with the historic resource remaining on the project site.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The applicant proposes to remove the existing modern office building and a portion of the existing credit union parking lot and build a 32,000-SF grocery store with associated surface parking and public open space. The open space will include seating, extensive landscaping, a mural depicting images associated with the history of Germantown, and new historic site signage.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

A. Location of building/premises

The applicant proposes to construct a grocery store on a tract comprised of one parcel, one lot, part of another lot, and a small area of unused county property with no parcel designation. A portion of the tract is located within the Madeline V. Waters House historic site as designated on the Montgomery County Master Plan for Historic Preservation, having been the location of a portion of the driveway leading to the historic house. The Madeline V. Waters House was destroyed by fire in the 1980s. The portions of the applicant's tract that are within the historic site were redeveloped in the early 2000s.

B. Additional Approvals Needed

The applicant will be submitting a proposed amendment to an existing preliminary plan of subdivision and a proposed site plan.

The project site is comprised of four parcels/lots:

1. Lot 1, Wisteria Business Park subdivision, 12810 Wisteria Drive, 1.02 acre.
2. Part of Lot 3, Wisteria Business Park Subdivision, 12800 Wisteria Drive, 23,084 square feet.
3. Parcel P965, 19430 Walter Johnson Road, one acre.
4. Unused, unaddressed county property, 13,451 square feet.

Lidl is the contract purchaser of Lot 1, part of Lot 3 and Parcel P965. Lidl has requested abandonment and conveyance to Lidl of the unused county right-of-way and expects a favorable decision in the coming months.

In addition to the project site, the proposed preliminary plan amendment will include Lot 2 and the remainder of Lot 3, Wisteria Business Park Subdivision, located at 12800 and 12820 Wisteria Drive, respectively, because the applicant is required to amend the existing preliminary plan for the Wisteria Business Park subdivision to make a portion of Lot 3 part of a new lot for the grocery store. No changes are proposed on Lot 2 or on the portion of Lot 3 that is not being acquired by the applicant.

C. Property Owner Information

1. Lot 1

Wisteria Office Park, LLC
12810 Wisteria Drive, Ste. 100
Germantown, MD 20874

2. Lots 2 and 3

Mid-Atlantic Federal Credit Union
12820 Wisteria Drive
Germantown, MD 20874

3. Parcel P965

Mahmoud Fallahi, et al
12929 Esworthy Road
North Potomac, MD 20878

4. Unused County Right-of-Way

Ronnie Warner
Department of General Services
Chief, Office of Planning and Development
Department of General Services
101 Monroe Street, 9th Floor, Rockville, Maryland 20850

5. Contract Purchaser and Applicant in Abandonment/Disposition Proceedings

Lidl US Operations, LLC
3500 Clark Street
Arlington, VA 22202



































D. Adjoining and confronting property owners

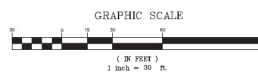
Owner Name	Address Line 1	City	State	Zip
314SG LLC as Bayview LLC	2200 Pacific Coast Hwy #305	Hermosa Beach	CA	90254
Albiol Robert M	16710 River Road	Poolesville	MD	20837
DLSS Venture LLC	PO Box 1510	Clarksburg	MD	20871-1510
Germantown Luxury Imports LLC	200 SW 1ST Ave., 14 th Floor	Fort Lauderdale	FL	33301
Mid-Atlantic Federal Credit Union	12820 Wisteria Dr.	Germantown	MD	20874-2653
Saul Holding Ltd. Partnership	7501 Wisconsin Ave., Ste 1500	Bethesda	MD	20814-6522
Verizon Maryland Merge Co.	PO Box 152206	Irving	TX	75015-2206
Bernstein Jay A & S D E Trust	13211 Valley Drive	Rockville	MD	20850
Zalco Commercial LLC	10801 Lockwood Drive	Silver Spring	MD	20901
Northlake Professional Park Condominium, Inc.	245 E. Chase Street	Baltimore	MD	21201



	<u>ABBREVIATIONS</u>
ARCH	ARCHITECTURAL
BC	BACK OF CURB
BLDG	BUILDING
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
C	CURB & GUTTER
CONC	CONCRETE
DIP	DUCTILE IRON PIPE
ELEC	ELECTRIC
EX	EXISTING
F	FINISH FLOOR ELEVATION
FC	FORESET CONSERVATION
FD	FEED DIFFERENTIAL CONNECTION
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
H	HIGH DENSITY POLYETHYLENE PIPE
ME	MICRO-OBSTRUCTION
MECH	MECHANICAL
N/C	NOT IN CONTRACT
PUM	PUMPED
RCP	REINFORCED CONCRETE PIPE
REMOVE	REMOVE
R/W	RIGHT-OF-WAY
S	STORM DRAIN
SD	SEWAGE TREATMENT PLANT
SWM	STORMWATER MANAGEMENT
SYN	SYMBOLS
TBR	TO BE REMOVED
TOP OF CURB	TOP OF CURB
TS	TOP OF STAIR
TY	TYPICAL

LEGEND

                	                
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DEVELOPER'S CERTIFICATE

I, THE UNDERSIGNED, AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 102000030 INCLUDING APPROVAL, CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER: LOUIS LLC CONCORD REVENUE
COMPANY CONTACT PERSON

ADDRESS: 3000 S CLARK STREET, ARLINGTON, VA 22202

PHONE: (703) 624-8741

EMAIL: CONCORD.REVENUE@LOUIS.US

SIGNATURE: _____

GENERAL NOTE: WORK IN THE PUBLIC RIGHT-OF-WAY

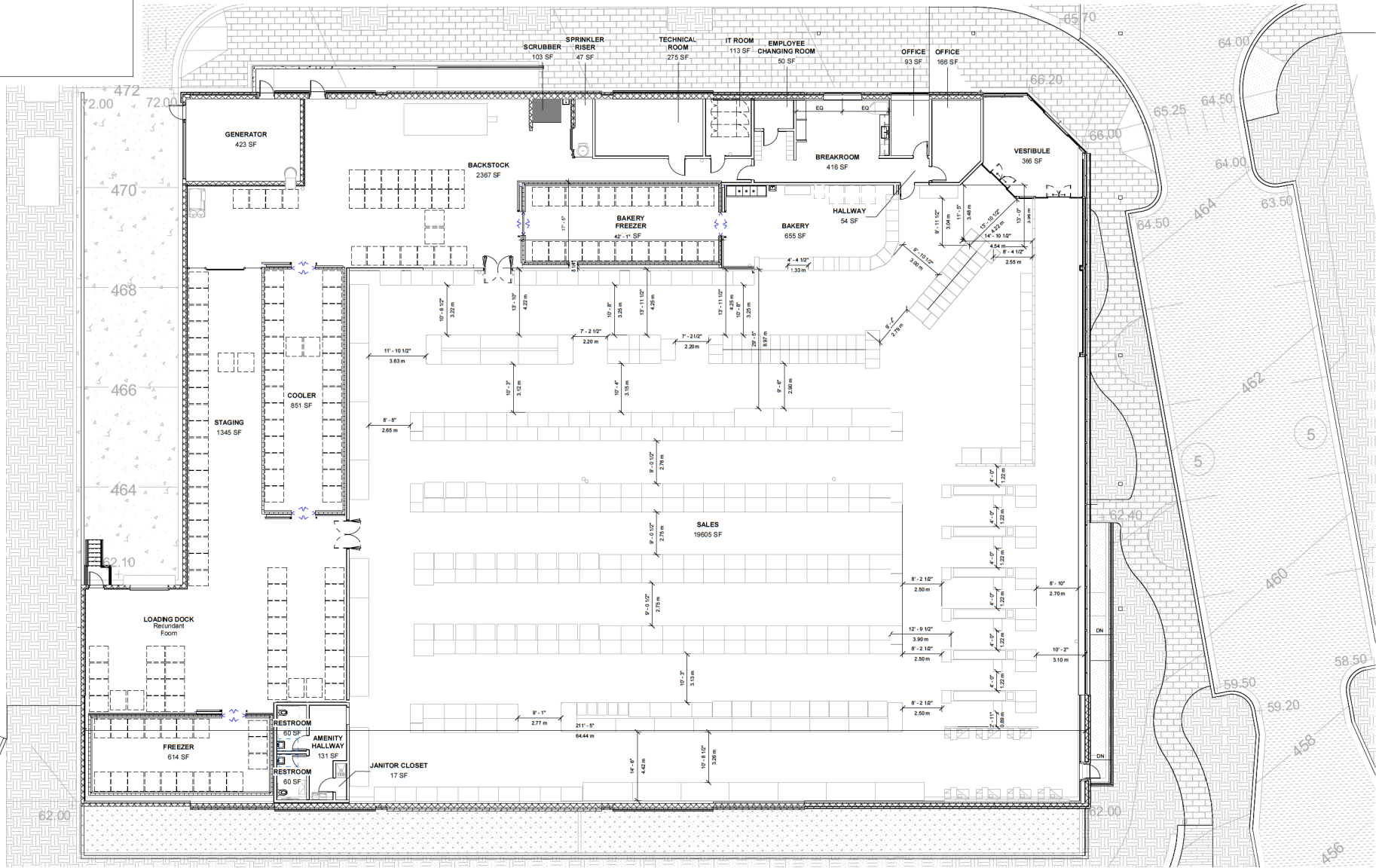
1. **ADA COMPLIANT PUBLIC SIDEWALK MINIMUM OF 7 FEET WIDE** SHALL BE MAINTAINED ALONG SITE FRONTAGE & WITH THE PUBLIC RIGHT-OF-WAY.

2. **IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY** ARE SHOWN TO CONVEY THE GENERAL PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY, INCLUDING LOCATION, ORIENTATION, AND DIMENSIONS OF CURBS, STREET LIGHTS, STREET TREES, SIDEWALKS AND OTHER ELEMENTS IN THE RIGHT-OF-WAY ARE SUBJECT TO REVISION DURING PERMIT REVIEW BY MCOTD AND MCDPS RIGHT-OF-WAY AT THE TIME OF PERMIT REVIEW.

3. **ALL NON-TENDARDS SITE FRONTAGE WORK AND STREETCAPPING IN THE PUBLIC RIGHT-OF-WAY** IS SUBJECT TO REVIEW AND APPROVAL BY MCOTD RIGHT-OF-WAY AT THE TIME OF PERMIT REVIEW, INCLUDING A MAINTENANCE AND LIABILITY AGREEMENT.

4. **PAVEMENT MARKINGS AND SIGNAGE IN THE RIGHT-OF-WAY** ARE SHOWN FOR GENERAL REFERENCE ONLY. ANY CHANGES AND MARKING REQUIRED FOR ACCESS TO THE DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL BY MCOTD AND MCDPS RIGHT-OF-WAY AT THE TIME OF PERMIT REVIEW.

5. **MINOR MODIFICATIONS TO THE LIMITS OF DISTURBANCE SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY FOR UTILITY CONNECTIONS MAY BE DONE DURING THE RIGHT-OF-WAY PERMIT DRAWINGS** BY THE DEPARTMENT OF COMMUNITY SERVICES AND PLANNING.

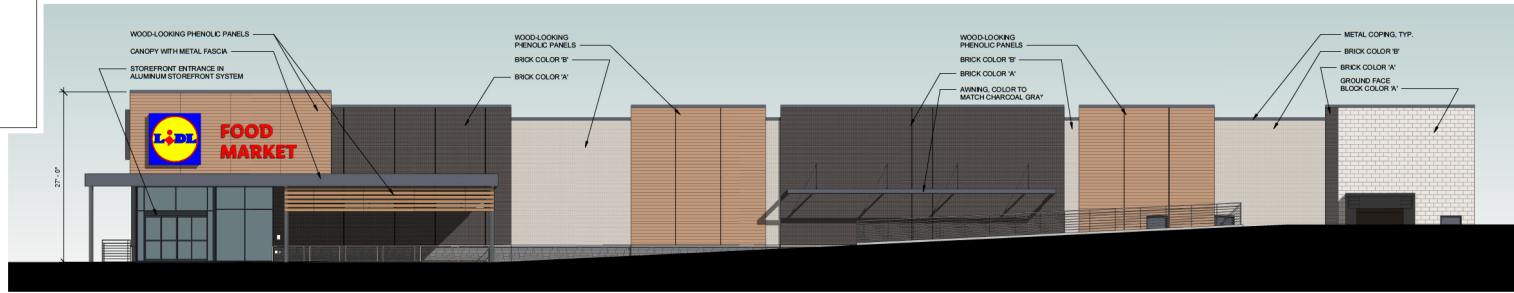


AREA AND LINEAR FT SCHEDULE

Gross Building Area		Net Areas				
		Germantown	T14	T15	T17	T18
Germantown	31,000 SF	18,056 SF	15,376 SF	17,202 SF	18,569 SF	20,240 SF
T14	25,656 SF	Ancillary	2,744 SF	2,345 SF	2,348 SF	2,465 SF
T15	28,142 SF	Warehouse	8,342 SF	6,444 SF	7,115 SF	6,569 SF
T17	29,089 SF					
T18	31,494 SF					
		Total	29,142 SF	24,195 SF	26,782 SF	27,486 SF

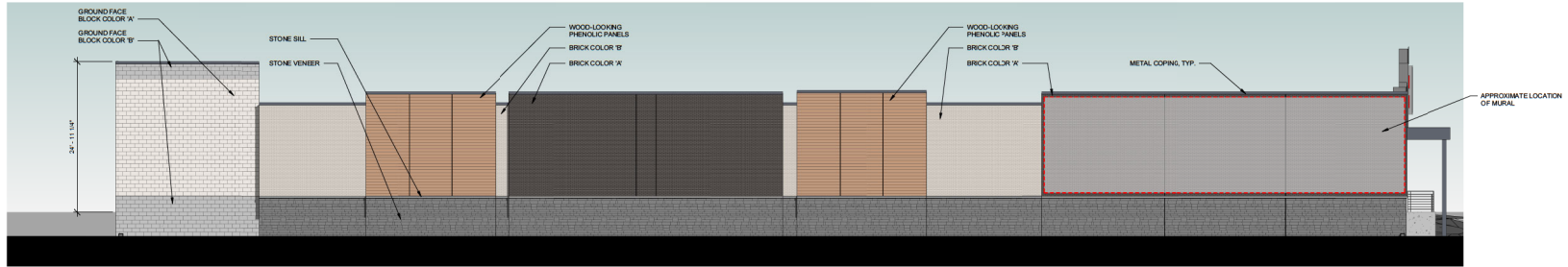
Specialty Area Schedule (LF & Unit)						
		Germantown	T14	T15	T17	T18
Sales Floor Shelving (LF)		1,497	1,631	1,550	1,337	1,871
Total Pallets		141	192	153	204	158
Bakery Freezer		22	30	22	30	22
Freezer		19	22	19	22	19
Cooler		28	20	28	20	28
Warehouse		72	114	82	126	89

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL NO. 20220888 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.
DEVELOPER: **LiDL US, LLC** COMPANY: **DANIEL GOODMAN** CONTACT PERSON: **DANIEL GOODMAN**
ADDRESS: **3000 S CLARK STREET, ARLINGTON, VA 22202**
PHONE: **(703) 861-7488**
EMAIL: **DANIEL.GOODMAN@LIDL.US**
SIGNATURE: _____



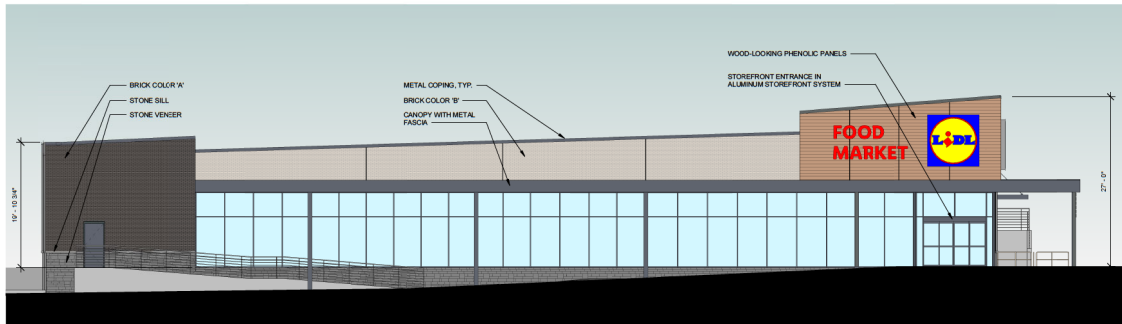
PARKING LOT ELEVATION

SCALE: 1/8" = 1'-0"



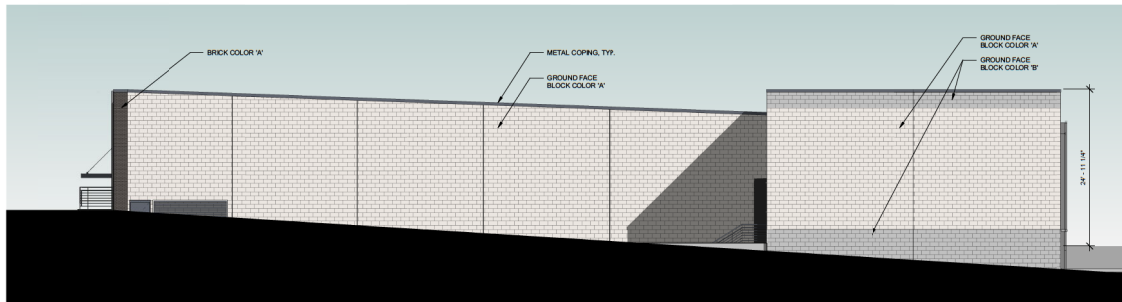
FRONT ELEVATION (WALTER JOHNSON ROAD)

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



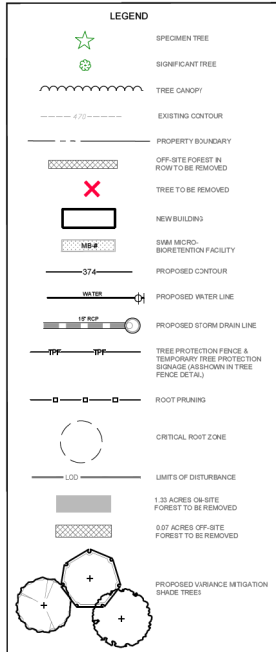
LEFT ELEVATION

SCALE: 1/8" = 1'-0"

BYTOR FINISH SCHEDULE				
FINISH DESCRIPTION	MANUFACTURER	FINISH	COLOR	NOTES
BRICK COLOR X	GLENN GREY	MODULAR	ASPEN WHITE	GROUND ARDS - WHITE N
BRICK COLOR Y	GLENN GREY	MODULAR	CHARCOAL BLACK	GROUND ARDS - REGULAR GRAYSLATE
STONE	GLENN GREY	GLENN RIDGE	GRANITE	GROUND ARDS - REGULAR GRAYSLATE
WOOD-LOOKING PHENOLIC PANELS	VENETEC	CUSTOM	USG OAK	
METALS - FASCIA, DOWNSPOUTS	ALTA	PVDF	CHARCOAL GREY	
CMU COLOR W	GLASCOTE	GROUNDFACE	SLATE CHIP	GROUND ARDS - REGULAR GRAYSLATE
CMU COLOR X	GLASCOTE	GROUNDFACE	PEARL MET	GROUND ARDS - WHITE N
BILL	GLASCOTE	GROUNDFACE	CHARCOAL	GROUND ARDS - REGULAR GRAYSLATE
STOREFRONT SYSTEM - FRAME/Windows	WARRIOR	PAINTED ALUMINUM	CHARCOAL GREY	
ALUMINUM FRAMED SLIDING DOORS	ASSA ABLOY	ALUMINUM	CHARCOAL GREY	

DEVELOPER'S CERTIFICATE
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE PLAN APPROVAL NO. 83220888 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.
DEVELOPER: LIDL US, LLC
ADDRESS: 3020 S CLARK STREET, ARLINGTON, VA 22202
PHONE: (703) 853-7462
EMAIL: DANIEL.GOODMAN@LIDL.US
SIGNATURE: _____
DANIEL GOODMAN
CONTACT PERSON

RELOCATED MD RTE. 118
S.R.C. PLAT NO. 54147



THIS FOREST CONSERVATION PLAN SUPERSEDES THE PREVIOUSLY APPROVED FOREST CONSERVATION PLANS #119900680 AND #119960130

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120220030, including financial bonding, forest planting, maintenance and all other applicable agreements.

Developer's Name: LIDL US OPERATIONS, LLC CONNOR BEVANS
Contact Person

Address: 3500 S. CLARKS STREET ARLINGTON, VA 22202

Phone: 703-424-8741

Email: CONNOR.BEVANS@LIDL.US

Signature: _____

811
FOR UTILITY LOCATIONS
CONTACT "ONE CALL" AT 811
AT LEAST 48 HOURS
PRIOR TO CONSTRUCTION

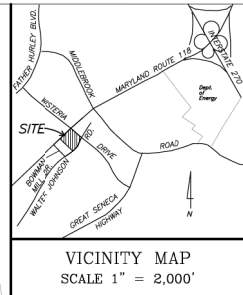
OWNER PERMISSION
REQUIRED PRIOR TO
REMOVAL OF TREE #1

BOHMAN HILL
LOT 1, BLOCK A
PLAT 21694
J. H. BOHMAN, LLC & AS BAYVIEW LLC
B. 53688 P. 50

BOHMAN HILL
LOT 2, BLOCK A
VERZON LBS&S CO
L. 48006 F. 140

THIS APPLICATION INCLUDES ALL OF LOTS 1 & 3 AND ALSO INCLUDES P965 AND THE PROPERTY LABELED AS "PARCEL 4 MONTGOMERY COUNTY, MARYLAND PART OF L 14594 F 053"

VARIANCE TREE MITIGATION LIST							
KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT	SPACING
SHADE TREES							
ASG	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3"		B&B	AS SHOWN
COC	4	Celtis occidentalis	Common Hackberry	3"		B&B	AS SHOWN
GPA	10	Quercus palustris	Pin Oak	3"		B&B	AS SHOWN
QRU	6	Quercus rubra	Red Oak	3"		B&B	AS SHOWN



MHG
Civil Engineers
Land Planners
Landscape Architects
Land Surveyors
6220 Wignam Road, Suite 120
Montgomery Village, MD 20896
Phone: 301.671.0940
www.mhg.com
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FRANK C. JENKINS
01/19/2022
DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MD DEPT. OF NATURAL RESOURCES
COMAR 08.05.01
Qualified Professional Certification
I hereby certify that the information shown herein is correct and that the plan has been prepared in accordance with the requirements of the existing state and county forest conservation legislation.
LIDL US OPERATIONS, LLC
3500 S. CLARKS STREET
ARLINGTON, VA 22202
703-424-8741
CONNOR.BEVANS@LIDL.US

REVIEWS		
NO.	DESCRIPTION	DATE

TAX MAP EUC2 WBOC 220403
PLATS 20037.2 1066 & L.23973 F.138
2ND ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 1 & 3 WISTERIA
BUSINESS PARK,
PARCEL 955, & LAND
DEED L.14594 F.53

PROJ. MGR PGL
DRAWN BY FCJ
SCALE 1" = 30'
DATE 10.21.2021

PRELIMINARY/FINAL
FOREST CONSERVATION
PLAN

L9.01
PROJECT NO 85.136.53
SHEET NO. 1 OF 3



Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

6220 Wignam Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.671.0840
www.mhginc.com

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Gossett, J.A. All Rights Reserved

PAVED
1/19/2022

DATE
RECOGNIZED AS QUALIFIED PROFESSIONAL BY
MO. SEPT. OF NATURAL RESOURCES
COMMITTEE 10-10-2011

Qualified Professional Certification
I hereby certify that the information shown herein is
accurate and to the best of my knowledge and belief
I am a duly licensed professional engineer, architect, or
surveyor in the State of Maryland.

LIDL US OPERATIONS, LLC
300 S. CLARKS STREET
ARLINGTON, VA 22202
703-424-8741
CONNOR.BEVANS@LIDL.US

REVISIONS
NO. DESCRIPTION DATE

TAX MAP EUC2 W802 2270013
PLATS 2007.2.1096 &
L.2397.3.138

2ND ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

LOT 1 & 3 WISTERIA
BUSINESS PARK
PARCEL 955, & LAND
DEED L.14594 F.53

PROJ. MGR PGL
DRAWN BY FCS
SCALE N/A

DATE 10.21.2021

PRELIMINARY/FINAL
FOREST CONSERVATION
PLAN

L9.02

PROJECT NO. 85.136
SHEET NO. 25 OF 35

MHC

Civil Engineers
Land Planners
Landscape Architects
Land Surveyors

9230 Wainwright Blvd. Suite 120
Manassas, VA 20108
Phone: 301.677.0840
www.mhga.com

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Qualified Professional Certificate
I hereby certify that the information contained herein was prepared by me or under my direct supervision and that I am a duly licensed professional in the State of Virginia.

LIDLUS OPERATIONS, LLC
300 S. CLARKS STREET
ARLINGTON, VA 22202
703-424-8741
CONNOR.BEVANS@LIDLUS.COM

REVISIONS
NO. DESCRIPTION DATE

TAX MAP EUC2 W8BC 22

PLATS 2007-3, 2006 & L 23973 F. 138

PROPOSED ELECTION DISTRICT MAP (MAYLAND)

LOT 1 & 3 WISTERIA BUSINESS PARK, PARCEL 955, & LAND DEED L 14594 F.53

PROJ. MOR

SCALE

DATE 10.21

PRELIMINARY/FINAL FOREST CONSERVATION PLAN

L9.1

PROJECT NO. 8511

SHEET NO. 2

TREE TABLE			CONDITION			STATUS/MITIGATION		
TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIA. INCHES)	CONDITION	STATUS/MITIGATION			
148	BLACK LOCUST	ROBINIA PSEUDOACACIA	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
149	SILVER MAPLE	ACER SACHARINUM	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
150	SILVER MAPLE	ACER SACHARINUM	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
151	BLACK LOCUST	ROBINIA PSEUDOACACIA	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
152	SILVER MAPLE	ACER SACHARINUM	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
153	SILVER MAPLE	ACER SACHARINUM	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
154	SILVER MAPLE	ACER SACHARINUM	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
155	SILVER MAPLE	ACER SACHARINUM	1	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
156	SILVER MAPLE	ACER SACHARINUM	1	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
157	SILVER MAPLE	ACER SACHARINUM	2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
158	SILVER MAPLE	ACER SACHARINUM	2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
159	BLACK LOCUST	ROBINIA PSEUDOACACIA	5	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
160	SILVER MAPLE	ACER SACHARINUM	10	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
161	SILVER MAPLE	ACER SACHARINUM	10	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
162	SILVER MAPLE	ACER SACHARINUM	7	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
163	SILVER MAPLE	ACER SACHARINUM	7	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
164	SILVER MAPLE	ACER SACHARINUM	2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
165	SILVER MAPLE	ACER SACHARINUM	2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
166	SILVER MAPLE	ACER SACHARINUM	6	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
167	SILVER MAPLE	ACER SACHARINUM	2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
168	SILVER MAPLE	ACER SACHARINUM	2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
169	SILVER MAPLE	ACER SACHARINUM	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
170	SILVER MAPLE	ACER SACHARINUM	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
171	WILLOW OAK	QUERCUS PHAELOS	15	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
172	WILLOW OAK	QUERCUS PHAELOS	15	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
173	WILLOW OAK	QUERCUS PHAELOS	13	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
174	WILLOW OAK	QUERCUS PHAELOS	13	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
175	WILLOW OAK	QUERCUS PHAELOS	13	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
176	WILLOW OAK	QUERCUS PHAELOS	13	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
177	RED MAPLE	ACER RUBRUM	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
178	RED MAPLE	ACER RUBRUM	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
179	RED MAPLE	ACER RUBRUM	6	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
180	RED MAPLE	ACER RUBRUM	12	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
181	RED MAPLE	ACER RUBRUM	12	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
182	RED MAPLE	ACER RUBRUM	10	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
183	RED MAPLE	ACER RUBRUM	10	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
184	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
185	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
186	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
187	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
188	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
189	N. HOLLY	ILEX NELLIERI STREVENI	4	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
190	N. HOLLY	ILEX NELLIERI STREVENI	4	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
191	N. HOLLY	ILEX NELLIERI STREVENI	4	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
192	N. HOLLY	ILEX NELLIERI STREVENI	4	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
193	N. HOLLY	ILEX NELLIERI STREVENI	4	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
194	N. HOLLY	ILEX NELLIERI STREVENI	4	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
195	N. HOLLY	ILEX NELLIERI STREVENI	4	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
196	WILLOW OAK	QUERCUS PHAELOS	12	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
197	ARBORESCENT	THALIA OCCIDENTALIS	3.3	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
198	ARBORESCENT	THALIA OCCIDENTALIS	3.3	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
199	ARBORESCENT	THALIA OCCIDENTALIS	3.3	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
200	ARBORESCENT	THALIA OCCIDENTALIS	3.3	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
201	WILLOW OAK	QUERCUS PHAELOS	10	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
202	ZEALOUS	ZEALOUS BERRATA	10	POOR - DECAY BARK LOSS ON TRUNK	REMOVED/AVANCE TREEMITIGATION - 1"			
203	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
204	ZEALOUS	ZEALOUS BERRATA	8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
205	WILLOW OAK	QUERCUS PHAELOS	10	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
206	BLACK CHERRY	PRUNUS SEROTINA	5	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
207	WILLOW OAK	QUERCUS PHAELOS	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
208	WILLOW OAK	QUERCUS PHAELOS	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
209	WILLOW OAK	QUERCUS PHAELOS	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
210	WILLOW OAK	QUERCUS PHAELOS	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
211	WILLOW OAK	QUERCUS PHAELOS	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
212	WILLOW OAK	QUERCUS PHAELOS	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
213	RED BIRCH	BETULA NIGRA	8-8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
214	RED BIRCH	BETULA NIGRA	8-8	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
215	WILLOW OAK	QUERCUS PHAELOS	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
216	WILLOW OAK	QUERCUS PHAELOS	11	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
217	WILLOW OAK	QUERCUS PHAELOS	9	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
218	WILLOW OAK	QUERCUS PHAELOS	9	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
219	WILLOW OAK	QUERCUS PHAELOS	18	GOOD - MUCH MOUNDED	REMOVED/AVANCE TREEMITIGATION - 1"			
220	WILLOW OAK	QUERCUS PHAELOS	18	GOOD - MUCH MOUNDED	REMOVED/AVANCE TREEMITIGATION - 1"			
221	WILLOW OAK	QUERCUS PHAELOS	19	GOOD - MUCH MOUNDED	REMOVED/AVANCE TREEMITIGATION - 1"			
222	WILLOW OAK	QUERCUS PHAELOS	17	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
223	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
224	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
225	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
226	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
227	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
228	CREAM MYRTLE	LAGERSTROMIA SP.	2-2.2-2.2-2	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
229	WILLOW OAK	QUERCUS PHAELOS	19	GOOD	REMOVED/AVANCE TREEMITIGATION - 1"			
230	CREAM MYRTLE	LAGERSTROMIA SP.	1	GOOD - IN MEMORIAL SIGN	REMOVED/AVANCE TREEMITIGATION - 1"			

FOREST CONSERVATION NOTES

1. TOTAL SITE AREA = 3.75 ACRES (163,844 S.F.) AND CONSISTS OF LOTS 1 & 3 OF WISTERIA OFFICE PARK, PHASE 5, AND MONTGOMERY COUNTY PROPERTY DEED L 14594 F.053. PROPERTY ADDRESS IS 12810 WATERS DRIVE, 1845 WALTER JOHNSON DRIVE, AND 12800 WISTERIA DRIVE WITH TAX ID#02-0002-1965, #02-0252978, #02-0252494, #02-0526483, #02-0358247, #02-0358241, #02-0358245, AND #02-0274417. PROPERTY IS ZONED OR-C-1, C-075, R-075, H-75.
2. TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLADCOCK CO. A DATED MARCH 2017 AND 227N013 & 227N013.
3. BOUNDARY INFORMATION FROM DEEDS OF RECORD.
4. THE SITE DRAINS TO GUINNERS BRANCH OF GREAT SENECA CREEK. THIS PORTION OF THE MIDDLE GREAT SENECA WATERSHED IS DESIGNATED AS CLASS IV-P WATERS BY THE STATE OF MARYLAND.
5. PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STEAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS OR NATURAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PLAN #24031007D.
6. LOTS 1, 2, 3 AND PROPERTY DEED L 14594 F.053 ARE LISTED AS PART OF THE MADELINE V. WATERS HOUSE HISTORIC SITE (19013-01) ON MCATLAS.ORG.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. 120220030 including financial bonding, forest planning, maintenance and all other applicable agreements.
Developer's Name: LIDLUS OPERATIONS, LLC
Company: CONNOR BEVANS
Contact Person: Connor Bevens
Address: 3500 S. CLARKS STREET ARLINGTON, VA 22202
Phone: 703-424-8741
Email: CONNOR.BEVANS@LIDLUS.COM
Signature: _____

FOREST CONSERVATION WORKSHEET													
WISTERIA BUSINESS PARK													
NET TRACT AREA:													
A. Total tract area	3.75												
B. Additions to tract area (Off-Site Work, etc.; construction required by this plan)	0.64												
C. Land dedication areas (parks, county facility, etc.)	0.00												
D. Land dedication for roads or utilities (construction not required by this plan)	0.00												
E. Area to remain in commercial agricultural production/use	0.00												
F. Other deductions (specify)	0.00												
G. Net Tract Area	4.39												
LAND USE CATEGORY: (from Chapter 22A-3. Definitions)													
Input the number "1" under the appropriate land use, limit to only one entry.													
ARA	MDR	IDA	HDR	MPD	CIA								
0	0	0	0	0	1								
G. Afforestation Threshold ... 15% x G = 0.66													
H. Conservation Threshold ... 15% x G = 0.66													
EXISTING FOREST COVER:													
I. Existing forest cover	1.40												
J. Area of forest above afforestation threshold	0.74												
K. Area of forest above conservation threshold	0.74												
BREAK EVENT POINT:													
L. Forest retention above threshold with no mitigation	0.81												
M. Clearing permitted without mitigation	0.59												
PROPOSED FOREST CLEARING:													
N. Total area of forest to be cleared	1.40												
O. Total area of forest to be retained	0.00												
PLANTING REQUIREMENTS:													
P. Reforestation for clearing above conservation threshold	0.19												
Q. Reforestation for clearing below conservation threshold	1.32												
R. Credit for retention above conservation threshold	0.50												
S. Total reforestation required	1.50												
T. Total afforestation required	0.00												
U. Credit for landscaping (may not exceed 20% of "S")	0.00												
V. Total reforestation and afforestation required	1.50												

Madeline V. Waters House Historic Site as Shown on
Montgomery County GIS System at <https://mcatlas.org/hp2/>

Historic Preservation

Montgomery County, Maryland



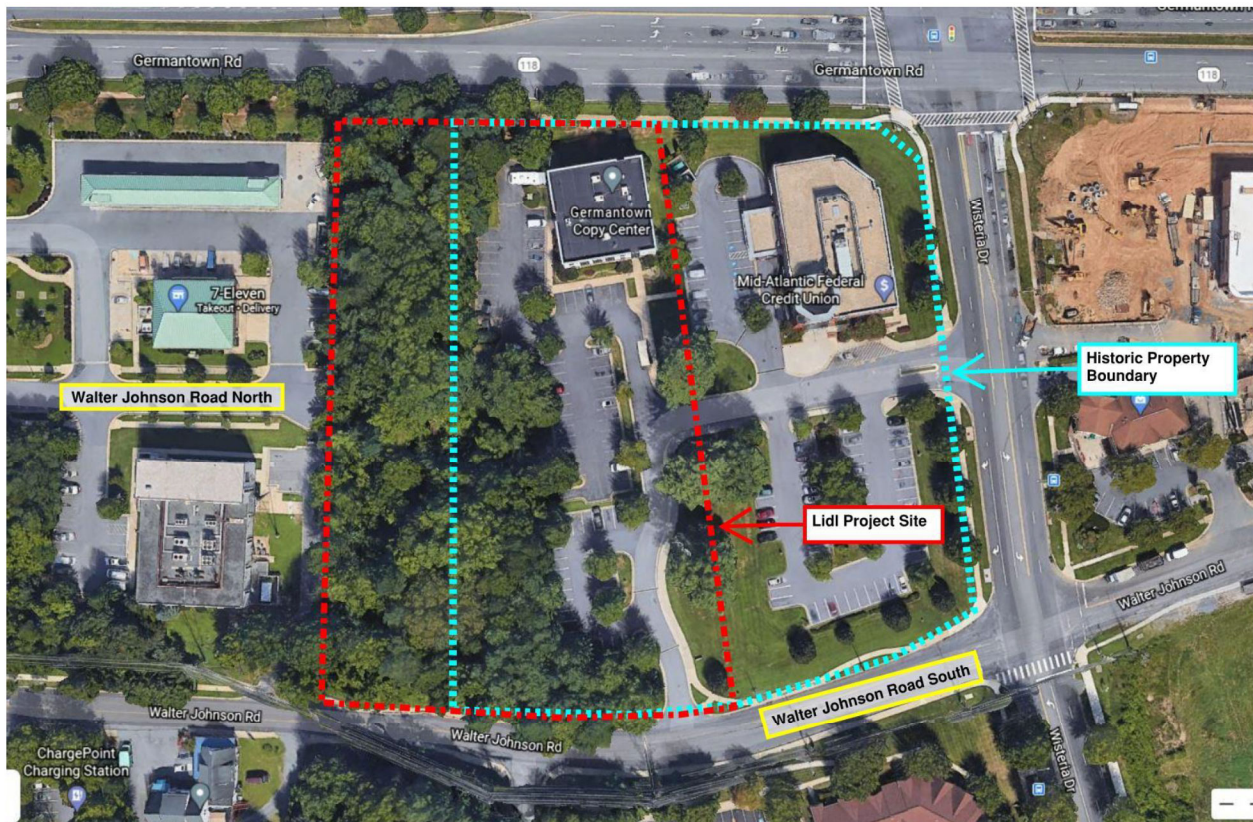
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

REQUEST FOR PRELIMINARY CONSULTATION

Submitted 2-24-22 by LIDL US, LLC

19430 Walter Johnson Road, Germantown

SITE PHOTOS



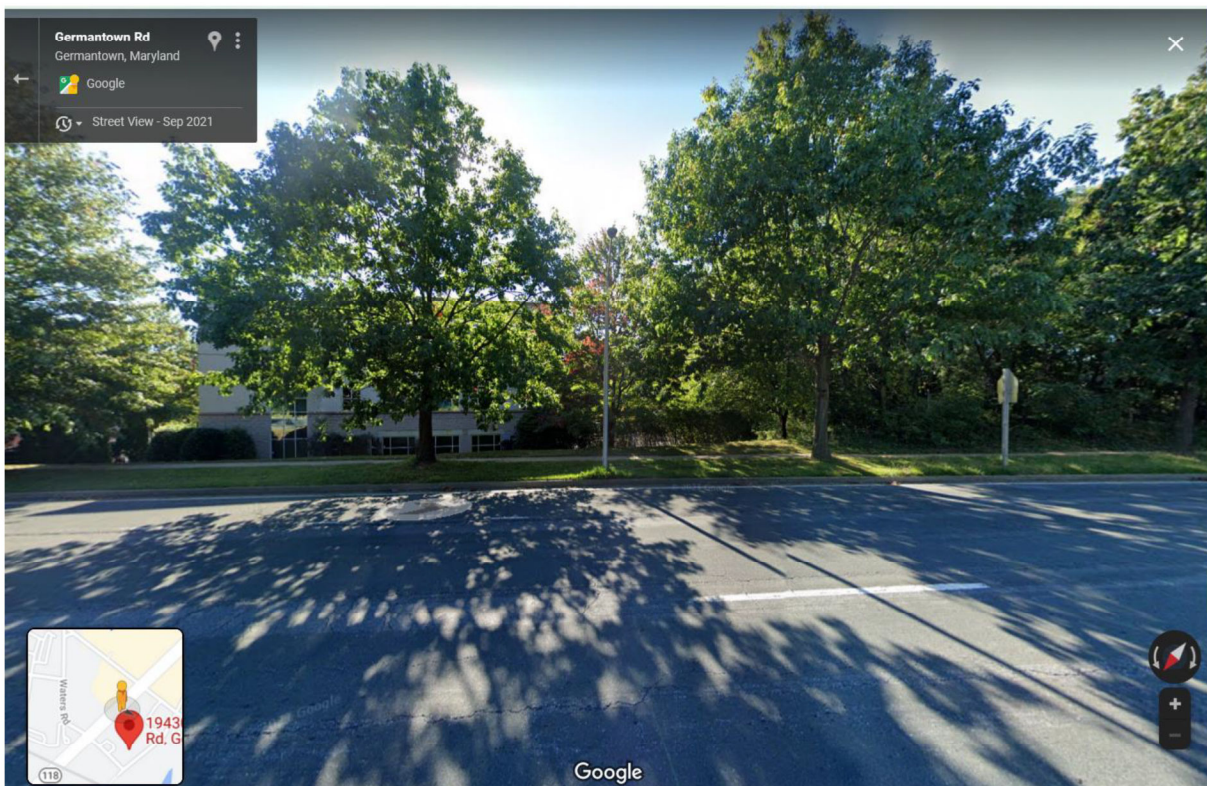
Aerial Photo of Project Site and Portion of Historic Site South of Rte. 118



Southern Corner of Subject Site as Seen from the South Side of Walter Johnson Road "South"
New Property Line Separates Lidl Project Site (to left) from Property Remaining with Credit Union (to right)



Middle of Subject Site's Walter Johnson Rd. Frontage Seen from Driveway across Walter Johnson Rd. "South"



Project Site's Rte. 118 Frontage as Seen from across Rte. 118, Looking South



View from Project Site's 118 Frontage towards Former Location of Madeline V. Waters House across Rte. 118, Looking North

