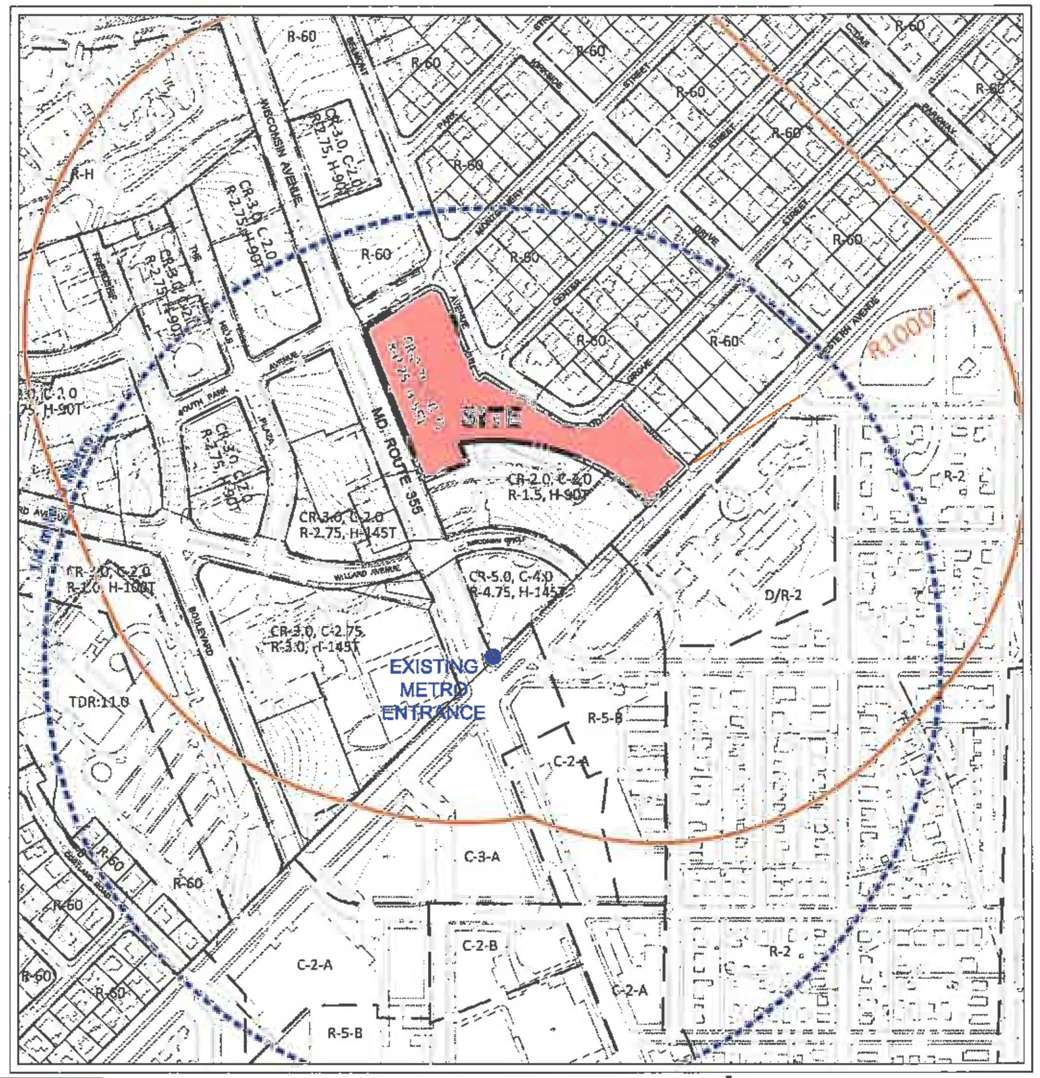
E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 82001021G
APPROVAL
[signature] 07/02/19

~~CERTIFIED~~ SITE PLAN AMENDMENT

COLLECTION I

M-NCPPC FILE NUMBER: 82001021~~G~~H



LOCAL VICINITY MAP
SCALE: 1"=200'

NORTH

0 100' 200' 400'
SCALE: 1" = 200'

DATA TABLE

TS-M	ZONING ORDINANCE DEVELOPMENT STANDARDS	APPROVED DEVELOPMENT PLAN G775	APPROVED SITE PLAN 8-01021	PROPOSED ~~APPROVED~~ SITE PLAN ~~8-02021G~~ 8-01021H
LOT AREA				
CHEVY CHASE CENTER TS-M EXISTING LOT AREA	40,000	205,700	208,200	208,200
NET LOT AREA	40,000	208,200	208,200	208,200
FLOOR AREA RATIO (FAR) & GROSS FLOOR AREA (GFA)				
TOTAL ALLOWABLE FAR	3.00	0.54	0.54	0.54
	624,600	112,000	112,000	112,000
PUBLIC USE SPACE & AMENITY SPACE (BASED ON NET LOT AREA)				
PUBLIC USE SPACE - SQ. FT	20,820	25,845	27,[illegible]	~~[illegible]~~ 20,820 ⚠
PUBLIC USE SPACE - %	10.0%	12.4%	13.1%	~~[illegible]~~ 10.0%
~~OPTIONAL OUTDOOR PRIVATE DINING AREA SQ. FT~~				~~[illegible]~~
~~OPTIONAL OUTDOOR PRIVATE DINING AREA - %~~				~~[illegible]~~
TOTAL PROJECT OPEN SPACE SQ. FT				~~[illegible]~~ 20,820 ⚠
TOTAL PROJECT OPEN SPACE - %				~~[illegible]~~ 10.0%

Previously Approved for 82001021D & 82001013B
Under TS-M & CBD-1 Zones - (Including 15% Metro Proximity Credit)

Parking Tabulations [2]	Area in SF	Spaces
82001021		
Retail	81,172	344,981
Restaurant	6,828	0.000
Indoor Patron Area	3,670	42.220
Outdoor Private Dining	1,365	17.404
Office [1]	24,000	67.200
Subtotal of Required Spaces before Mixed Use Calculation		511.825
	Round Up To	512
82001013		
Retail	72,891	309.512
Restaurant	18,781	0.000
Indoor Patron Area	14,020	297.925
Outdoor Private Dining	1,160	14.790
Office [1]	208,628	584.158
Subtotal of Required Spaces before Mixed Use Calculation		1,205.385
	Round Up To	1,206
TOTALS		
Kiss & Ride Spaces		30
Total required parking before Mixed Use Calculation		1,748
Total required parking after Mixed Use Calculation		1,231
Parking Provided on Property		1,366
Required Accessible, Motorcycle, Bike & Loading Spaces	*Required*	*Provided*
Accessible Spaces required	24	25
Motorcycle Spaces @ 2% of provided, 10 Maximum	10	10
Bicycle Spaces @ 5% of provided, 20 Maximum	20	20
Loading Spaces	5	5

~~Approved for 82001021G & 82001013E~~ PROPOSED 82001021H & 82001013F
Under CR-2.0 & CR-0.75 Zones

Vehicle Parking [2,3]

Site Plan 82001021	Area in SF	Area in SF		Spaces [3,7] minimum	Spaces maximum
Retail	69,220 ~~[illegible]~~	Retail	69,220 ~~[illegible]~~	243 ~~[illegible]~~	416 ~~[illegible]~~
Restaurant	18,780 ~~[illegible]~~	Restaurant	11,268 ~~[illegible]~~	45 ~~[illegible]~~	136 ~~[illegible]~~
Office	24,000	Office	24,000	48	72
Subtotal 82001021	112,000		104,488 ~~[illegible]~~	337 ~~[illegible]~~	624 ~~[illegible]~~

Site Plan 82001013	Area in SF	Area in SF		Spaces [4,6] minimum	Spaces maximum
Retail	63,859 ~~[illegible]~~	Retail	63,859 ~~[illegible]~~	224 ~~[illegible]~~	384 ~~[illegible]~~
Restaurant	27,513 ~~[illegible]~~	Restaurant	16,508 ~~[illegible]~~	67 ~~[illegible]~~	199 ~~[illegible]~~
Office	208,628	Office	208,628	418	626
Subtotal 82001013	300,000		288,995 ~~[illegible]~~	709 ~~[illegible]~~	1,209 ~~[illegible]~~
				minimum	*maximum*
				1,046 ~~[illegible]~~	1,833 ~~[illegible]~~
82001013C Provided Surface & Garage	82001021E Provided Surface & Garage	*Total Required Parking* [4]		837 ~~[illegible]~~	1,833 ~~[illegible]~~
582	604	*Total Provided Parking* [4,8]		1,186 ~~[illegible]~~	

⚠⚠

Bicycle, Motorcycle & ADA Parking [2,5]

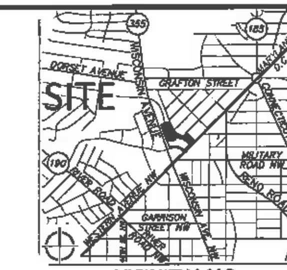
Site Plan 82001021	Area in SF	total bike	long term bike	motorcycle	ADA, including Van
Retail	69,220 ~~[illegible]~~	7 ~~[illegible]~~	2	–	
Restaurant	18,780 ~~[illegible]~~	2	1	–	
Office	24,000	5	5	–	
Subtotal 82001021	112,000	14 ~~[illegible]~~	8	8	8
Site Plan 82001013	**Area in SF**	**total bike**	**long term bike**	**motorcycle**	**ADA, including Van**
Retail	63,859 ~~[illegible]~~	7	2		
Restaurant	27,513 ~~[illegible]~~	3	1		
Office	208,628	43	36		
Subtotal 82001013	300,000	52	39	7	14
Site Totals	412,000	66 ~~47~~	47	10	22 ~~[illegible]~~
		ADA Van Required (1/8 of provided ADA)-->			4
	Provided	66 ~~47~~	47	10	25

Loading Spaces [2]		required	82001013C provided	82001021E provided
Office	231,628	1	1	0
Retail Sales & Services	179,372	1	2	2
Site Totals	412,000	3	5	

⚠⚠

NOTES
1. At the time of the Project Plan review, the rate of 1.9 per 1,000 SF was used for Office use, but was changed at the Site Plan approval to the rate of 2.8 per 1,000 SF in accordance with a Binding Element in the TS-M Zoning/Development Plan for the remainder of the property.
2. Site Plan numbers 82001021D & 82001013B are approved, and operate under one ownership with parking & loading being available to the overall existing development across both zones, in one parking facility.
3. 60% Patron Use Area applied to Restaurant SF figures, for purposes of parking calculations.
4. Non-Auto Driver Mode Share (NADMS) reduction of 20% applied to minimum parking numbers, per Montgomery County Z.O. section 6.2.3.I.7.a.i
5. Restaurant and retail square footage may be adjusted, as long as sufficient parking provided for the project remains within the minimum and maximum range permitted by the approval of this plan per the Zoning Ordinance.

LAYOUT: COVER – CO, Plotted By: OBrien



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NUMBER HM343, AND WSSC SHEET #207NW4.
2. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A SURVEY PREPARED BY VIKA & ALSO INCORPORATES DATA FROM AVAILABLE RECORDS.
3. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC SEWER AND WATER SYSTEMS. THE PROPERTY IS PRESENTLY CLASSIFIED IN WATER AND SEWER CATEGORIES W-1 AND S-1, RESPECTIVELY.
4. THE STORMWATER MANAGEMENT CONCEPT PLAN FOR THIS SITE 1-99083, WAS APPROVED BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES ON JULY 14, 1999, AND RECONFIRMED ON DECEMBER 12, 2000 AND MARCH 2001. THE STORMWATER MANAGEMENT CONTROLS CONSIST OF ON-SITE STRUCTURAL QUANTITY AND QUALITY CONTROLS. THE STORMWATER CONCEPT WAS REVISED TO ADDRESS THE SITE PLAN AMENDMENTS FOR THIS SITE ON AUGUST 10, 2016 WITH PERMIT NUMBER 281796 AND INCLUDES ADDITIONAL MEASURES, INCLUDING MICRO-BIORETENTION FACILITIES.
5. BIKE RACKS MUST BE INSTALLED PER MCDOT STANDARD REQUIREMENTS.
6. ALL CAFE SEATING AREAS ARE SUBJECT TO MCDPS REQUIREMENTS.
7. ALL PROPOSED BRICK PAVEMENT SECTIONS SHOULD BE PER CR 16-931 AND MC-111.02. M&L AGREEMENT IS REQUIRED FOR ALL NON-STANDARD ITEMS IF THEY ARE APPROVED BY MCDPS.
8. THE ORIGINAL FCP WAS APPROVED UNDER PLAN NUMBER 820010130 & 820010210 ON 3/7/11 AND REVISED & APPROVED UNDER 82001013D & 82001021F ON 10/13/17.

SHEET INDEX

Civil Plans
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C-1B Resolutions
C-1C Resolutions
C-1D Resolutions
C-1E* Resolutions
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C-3* Composite Site Plan
C-4* Site Plan Sheet
C-5* Public Use Space & Amenity Area Exhibit
C-6* Public Use Space & Amenity Area Exhibit
C-7* Circulation Plan
C-8* Circulation Plan

Architecture Plans
A-0 Floor Plan Parking P5 Level elevation
A-1 Floor Plan Parking P4 Level elevation
A-2 Floor Plan Parking P3 Level elevation
A-3 Floor Plan Parking P2 Level elevation
A-4 Floor Plan Ground/P1 Level
A-5 Floor Plan Second Level
A-6 Floor Plan Third Level
A-7 Roof Plan
A-8 North Building Elevations
A-9 North Building Elevations
A-10 North Building Elevations
A-11 TSM Tenant Facade Details
**A-12 Outdoor Dining Enlarged Plan, Elevations & Details

Landscape Plans
LS1.0* Hardscape Site Plan
LS1.1* Hardscape Site Plan
LS2.0* Hardscape Details
LS2.1 Hardscape Details
LS2.2 Hardscape Details
LS3.0 Planting Details
LS3.1* Planting List
LS4.0* Landscape Site Plan
LS4.1* Landscape Site Plan
AL-1* Lighting Plan
AL-2* Lighting Plan
AL-3 Lighting Elevations & Sections

*Sheets revised under this amendment
**Sheets added under this amendment

List of Changes for 82001021H

1. Minor alterations to landscape and hardscape to provide private dining space.
2. ⚠ Minor adjustment in commercial space uses to accommodate additional restaurants.
3. ⚠ Minor adjustment to provided parking on site to accommodate new tenant needs.
4. ⚠ Reduction in public Use Space to the minimum allowed by the Zone.

~~List of Changes for 82001021G~~
~~Minor adjustments to landscape and landscape elements on site per field conditions and agency approvals.~~

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. [illegible], including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815
Phone: 301-654-2690
Signature: [signature]

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GERMANTOWN, MD. MCLEAN, VA

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JEFF WHITMAN

REVISIONS	DATE
~~82001021D~~	~~12/20/2001~~
82001021A	8/15/2005
~~82001021B~~	~~NOT FILED~~
~~82001021C~~	~~10/20/2010~~
~~82001021D~~	~~1/16/2013~~
~~82001021E~~	~~9/15/2016~~
~~82001021F~~	~~8/01/2017~~
~~82001021G~~	~~5/08/2019~~

PROFESSIONAL SEAL
STATE OF MARYLAND
PROFESSIONAL ENGINEER
5/30/19

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

COVER SHEET

DRAWN BY: KO
DESIGNED BY: IPD
DATE ISSUED: 3-25-19
DRAWING NO. 82001021~~G~~H
SHEET NO. C-1

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 82001021G
APPROVAL
07/02/19

SITE PLAN RESOLUTION AMENDMENT # 82001021F

MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 17-085
Site Plan No. 82001021F
The Collection I
Hearing Date: July 27, 2017 (Consent)

RESOLUTION

WHEREAS, under Section 59-7.3.3 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to amend site plan applications; and

WHEREAS, under Section 59-7.3.1.E.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 30, 2014; and

WHEREAS, on May 31, 2011, the Planning Board approved Site Plan No. 820110210 for 34,000 gross square feet of office, 71,000 gross square feet of retail, and 17,000 gross square feet of restaurant use on 4.76 net acres of CR-2 zoned land, located at the southeast quadrant of the intersection with Wisconsin Avenue and Wisconsin Circle ("Subject Property"), in the 2009 Friendship Heights Sector Plan ("Sector Plan") area; and

WHEREAS, Site Plan No. 820110210 was approved administratively as an amendment to the previous approved site plan for other changes to the Subject Property, and Site Plan No. 820110210 was filed but unutilized; and

WHEREAS, on October 29, 2015, the Planning Board approved Site Plan No. 820150070, a further amendment for modifications of Floor Parts to include a private dining area, upgrades to streetscape, including plantings, paving, and street furniture, reconfiguration of lower level street, and a waiver of limits for ground floor uses required by the zoning code on the Subject Property; and

WHEREAS, Site Plan No. 820150210 was approved administratively as an amendment to the previous approved site plan for to convert a portion of the nonparking outdoor dining area to public use space and add some signage to the building; and

WHEREAS, on September 6, 2016, the Planning Board approved an amendment to the previously approved site plan, designated Site Plan No. 820160021E, modifications

Approved as to
Legal Sufficiency: _____ Date 10-10-2017 Rev 10.10.2017

MCPB No. 17-085
Site Plan No. 82001021F
The Collection I
Page 2

to the public use and amenity space, mobile pedestrian and vehicular circulation, architecture, and introduction of on-site parking; and

WHEREAS, on April 26, 2017, Chevy Chase Land Company ("Applicant"), filed an application for approval of an amendment to the previously approved site plans for approval of the following modifications:

1. Minor modifications to site design, including: internal site circulation, on-site parking, revised hardscape elements, and minor changes to landscape & lighting;
2. Reconfiguration of parking control gates internal to the site, elimination of outside speed bumps; and
3. A modest reduction in the amount of on-site parking

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82001021F, The Collection I ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 14, 2017, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 27, 2017, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82001021F, subject to the following conditions:

1. All site development elements shown on the latest electronic version of The Collection I, Site Plan No. 82001021F, submitted via ePlans to the M-NCPPC as of the date of this Staff Report are required.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged, and in full force and effect

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or purposes of the originally approved site plan, as revised by previous amendments, and that all findings remain in effect; and

MCPB No. 17-085
Site Plan No. 82001021F
The Collection I
Page 3

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including notes, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.5; and

BE IT FURTHER RESOLVED, that the date of this written resolution is AUG 9 2017 (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 written opinion, 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 Paul Counihan, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley and Commissioners Dreyfuss, Niss-Gonzales, and Cichy voting in favor of the motion at an regular meeting held on Thursday, July 27, 2017, in Silver Spring, Maryland.

Casey Anderson, Chairperson
Montgomery County Planning Board

SITE PLAN RESOLUTION AMENDMENT # 82001021G

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

To: Grace Welsh, Planning Director
Via: Mark Pfefferle, Interim Chief, Site Plan/Optic Approvals Division
From: Matthew Folden, Planner Coordinator, Area 1 Planning Division
Re: The Collection at Chevy Chase Center SITE PLAN AMENDMENT 82001021G SUPPLIER A REVISION
Date: May 8, 2019

Section 59.7.3.1.B.3 of the Zoning Code addresses Amendments for Plans approved in pending before October 30, 2014. Section 7.7.1.B.2.a states that until October 30, 2020, an Applicant may apply to amend any previously approved application under the development standards and provisions of the property's zoning in October 29, 2014, subject to certain limitations.

Section 7.2.1.B.3.a of the Zoning Ordinance, however, allows Applicants to apply to amend a site plan approved before October 30, 2014, to take advantage of the parking requirements contained in Sections 6.2.3 and Section 6.2.4 of the Zoning Ordinance that went into effect on October 30, 2014.

Under Section 59.7.3.1.E.2, the Planning Director may approve in writing minor applications for an amendment to a Certified Site Plan. Such amendments, which are considered minor in nature and do not alter the intent and objectives of the plan, specifically include an amendment "to reduce the approved parking to satisfy Article 59-6."

Notice: a Pre-Application meeting with the community/public/parties of record was a Pre-Submittal meeting with the DRC Under Section is required. However, submittal of this application to DRC is required. In addition, applicants must provide public notice under Division 7.2.

On April 26, 2019, The Chevy Chase Land Company ("Applicant") filed the plan amendment application designated Site Plan Nos. 82001021E & 82001021G ("Amendment") for approval of the following modifications:

- Slight adjustments to the location and spacing of trees, in regard to DPS revised tree spacing requirements and to provide additional separation with certain site elements (e.g. walls);
- Relocation of handicap bays and parking equipment to address conflicts;
- Relocation of the Sweetgreen (e.g. like-for-and location) to accommodate changes to streetscape design associated with pedestrian crossings along both Wisconsin Avenue and Wisconsin Circle;
- Minor revisions to various site elements to accommodate existing grades;
- Adjustments to curb locations to improve circulation and traffic flow;
- Adjustments to crosswalk location along Wisconsin Circle to accommodate existing utilities and modifications to materials proposed for the crosswalk at the intersection of Wisconsin Avenue and Montgomery Street. Additionally, crosswalks along the internal private street have been expanded to create improved, uninterrupted crossings;
- Minor modifications to proposed stormwater facilities;
- Modest relocation of Kiosk and Kiosk tenants. The Site Plans required approximately 38 spaces that could be used for "Kiosk and Kiosk" in the surface parking area. These spaces have been shifted closer to the center of the site, within the on-site surface parking lot; and
- Associated modifications to landscaping and lighting.

A notice of the subject site plan amendment was sent to all required parties by the Applicant on April 26, 2019. The notice gave the interested parties 15 days to review and comment on the amendment of the recorded site plan. Staff did not receive any correspondence regarding the application.

The proposed amendment is consistent with the provisions of Section 59.7.3.1.E.2 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements of the Planning Board in approving the site plan.

This Amendment shall remain valid as provided in Montgomery County Code § 59.7.3.1.H. The Applicant is responsible for submitting a certified site plan after approval by the Director for the specific modifications.

ACCEPTED & APPROVED BY:
Grace Welsh, Planning Director
5/20/19
Date Approval

SITE PLAN RESOLUTION AMENDMENT #82001021H

List of Changes for 82001021H
1.Minor alterations to landscape and hardscape to provide private dining space.
2.Minor adjustment in commercial space uses to accommodate additional restaurants.
3.Minor adjustment to provided parking on site to accommodate new tenant needs.
4.Reduction in public Use Space to the minimum allowed by the Zone.

~~List of Changes for 82001021G~~
~~1. Minor adjustments to hardscape and landscape elements on site per field conditions and agency approvals.~~

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021G, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815
Phone: 301-654-2690

Signature:

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
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FAX: (301) 916-2262
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THOMAS REGNELL
tregnell@ccland co.com

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ARCHITECTS
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7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
240.333.2000
JEFF WHITMAN

REVISIONS	DATE
~~82001021D~~	~~12/20/2007~~
~~82001021A~~	~~8/15/2008~~
~~82001021B~~	~~NOT FILED~~
~~82001021C~~	~~10/30/2010~~
~~82001021D~~	~~7/18/2013~~
~~82001021E~~	~~9/13/2016~~
~~82001021F~~	~~8/01/2017~~
~~82001021G~~	~~5/09/2019~~

PROFESSIONAL SEAL
STATE OF MARYLAND
5/20/19
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.
REGISTRATION NO. 15051
EXPIRATION DATE: OCTOBER 1, 2020

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

APPROVAL SHEET

DRAWN BY: KO
DESIGNED BY: IPO
DATE ISSUED: 3-25-19

DRAWING NO. 82001021GH

SHEET NO. C-1E

LAYOUT: APPROVAL -CD-E, Plotted By: DBraer

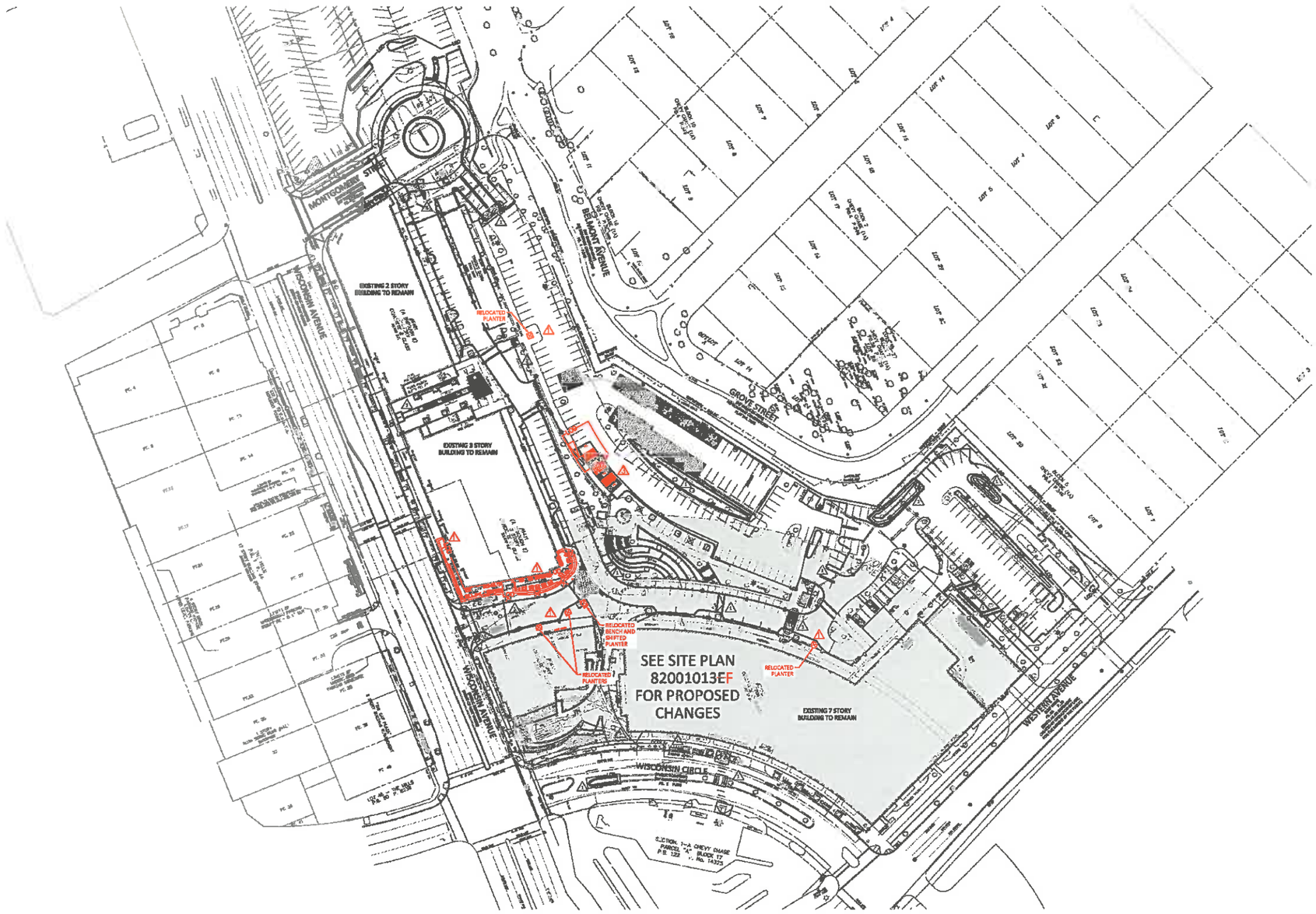
E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
MONTGOMERY COUNTY, MARYLAND
Certified Site Plan - 820201021E
APPROVAL
07/02/19

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 50' CONTOUR
- 524 PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER BASEMENT
- EXISTING PARKING LINES
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GAY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING BIKE'S
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING MULCHING
- EXISTING STOPS
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LIMITS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- PROPOSED SWM FACILITY
- DIRECTIONAL ARROW
- PROPOSED SWM FACILITY WITH CHAIN WALL AND CURB CUT
- SPEED HUMP NOTE: LOCATION AND CONFIGURATION TO BE FINALIZED WITH STAFF
- RAISED PLANTER
- PROPOSED LIGHTS AND EXISTING TO REMAIN

VICINITY MAP
SCALE: 1" = 2000'



PLAN LEGEND

☐ ADDITIONAL PORTION OF SITE COVERED UNDER SITE PLAN AMENDMENT NO. 820201021E

NORTH

0 25' 50' 100'
SCALE: 1" = 50'

~~List of Changes for 82001021G~~

~~1. Minor adjustments to landscape and landscape elevations on site, per field conditions and agency approvals.~~

List of Changes for 82001021H

1. Minor alterations to landscape and hardscape to provide private dining space.
2. Minor adjustment to commercial space uses to accommodate additional restaurants.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
4. Reduction in public Use Space to the minimum allowed by the Zone.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021G~~H~~, including Approval Conditions, Development Programs, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815
Phone: 301.654.2690

Signature:

VIKA
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FAX: (301) 916-2262
MCLEAN, VA.

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301.654.2690
THOMAS REGNELL
tregnell@cclandco.com

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301.916.4100
DOM MIDDELL

ARCHITECTS
GTM
7700 OLD GEORGETOWN ROAD
SUITE 700
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240.333.2000
JEFF WHITMAN

REVISIONS	DATE
82001021G	12/28/2021
82001021H	3/25/2022
82001021H	4/21/2022
82001021H	5/12/2022
82001021H	10/17/2022
82001021H	10/31/2022
82001021H	2/16/2023
82001021H	3/16/2023
82001021H	5/25/2023
82001021H	6/15/2023
82001021H	8/14/2023
82001021H	2/29/2024

PROFESSIONAL SEAL

STATE OF MARYLAND
DOM MIDDELL
No. 15224
PROFESSIONAL ENGINEER
7/2/19

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.
LICENSE NO. 15224
EXPIRATION DATE: JANUARY 9, 2022

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:FM343

COMPOSITE SITE PLAN

DRAWN BY: KO
DESIGNED BY: BPO
DATE ISSUED: 3-25-19

DRAWING NO. 82001021GH

SHEET NO. C-3

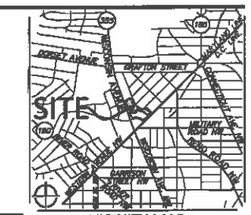
LAYOUT: C-3 - CS, Plotted By: Gtrev

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 820010216
APPROVAL
Robert C. Kronenberg 07/02/19

PLAN LEGEND

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
520 PROPOSED 10' CONTOUR
524 PROPOSED 2' CONTOUR
PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
EXISTING PARKING LINES
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE
EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE
EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY
BUILDING HEIGHT MEASURING POINT
PROPOSED BIKE RACKS
PROPOSED LIGHTS
PEDESTRIAN LIGHTS
PROPOSED PARKING LABELS
PROPOSED HARDSCAPE
PROPOSED FIRE HYDRANT
DOOR LOCATION
PROPOSED SWM FACILITY
DIRECTIONAL ARROW
PROPOSED SWM FACILITY WITH CHEIN WALL AND CURB CUT
ADDITIONAL PORTION OF SITE NOT COVERED UNDER THIS PLAN AMENDMENT
HSS & HDIC SPACES
SPEED HUMP NOTE: LOCATION AND CONFIGURATION TO BE FINALIZED WITH STAFF
RAISED PLANTER
PROPOSED LIGHTS AND EXISTING TO REMAIN



VICINITY MAP
SCALE: 1" = 2000'

VIKA
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DON MITCHELL

ARCHITECTS
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SUITE 700
BETHESDA MD, 20814
240.333.3000
JEFF WHITMAN

REVISIONS	DATE
820010216	07/02/2019
820010216A	8/15/2019
820010216B	NOT PILED
820010216C	10/10/2018
820010216D	2/14/2019
820010216E	3/15/2019
820010216F	4/25/2019
820010216G	5/28/2019

PROFESSIONAL SEAL

STATE OF MARYLAND
DON MITCHELL
PROFESSIONAL ENGINEER
No. 20417
7/2/19

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.
LICENSE No. 20417
EXPIRATION DATE: OCTOBER 3, 2019

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP: HM343

SITE PLAN

SPEED HUMP
N.T.S. - PRIVATE DRIVE, ON SITE ONLY

CURB STREET CONDITION
N.T.S. - PRIVATE DRIVE, ON SITE ONLY

FLUSH STREET CONDITION
N.T.S. - PRIVATE DRIVE, ON SITE ONLY

List of Changes for 82001021G

Minor adjustments to hardscape and landscape elements as per field conditions and agency approvals.

List of Changes for 82001021H

1. Minor alterations to hardscape and landscape to provide private dining space.
2. Minor adjustment in commercial space area to accommodate additional restaurants.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
4. Reduction in public use space to the minimum allowed by the Zone

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approved No. 820010216 including Approved Conditions, Development Programs, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815
Phone: 301-654-2000
Signature:

DRAWN BY:	TJ
DESIGNED BY:	JPD
DATE ISSUED:	5-28-19
DRAWING NO.	820010216H
SHEET NO.	C-4

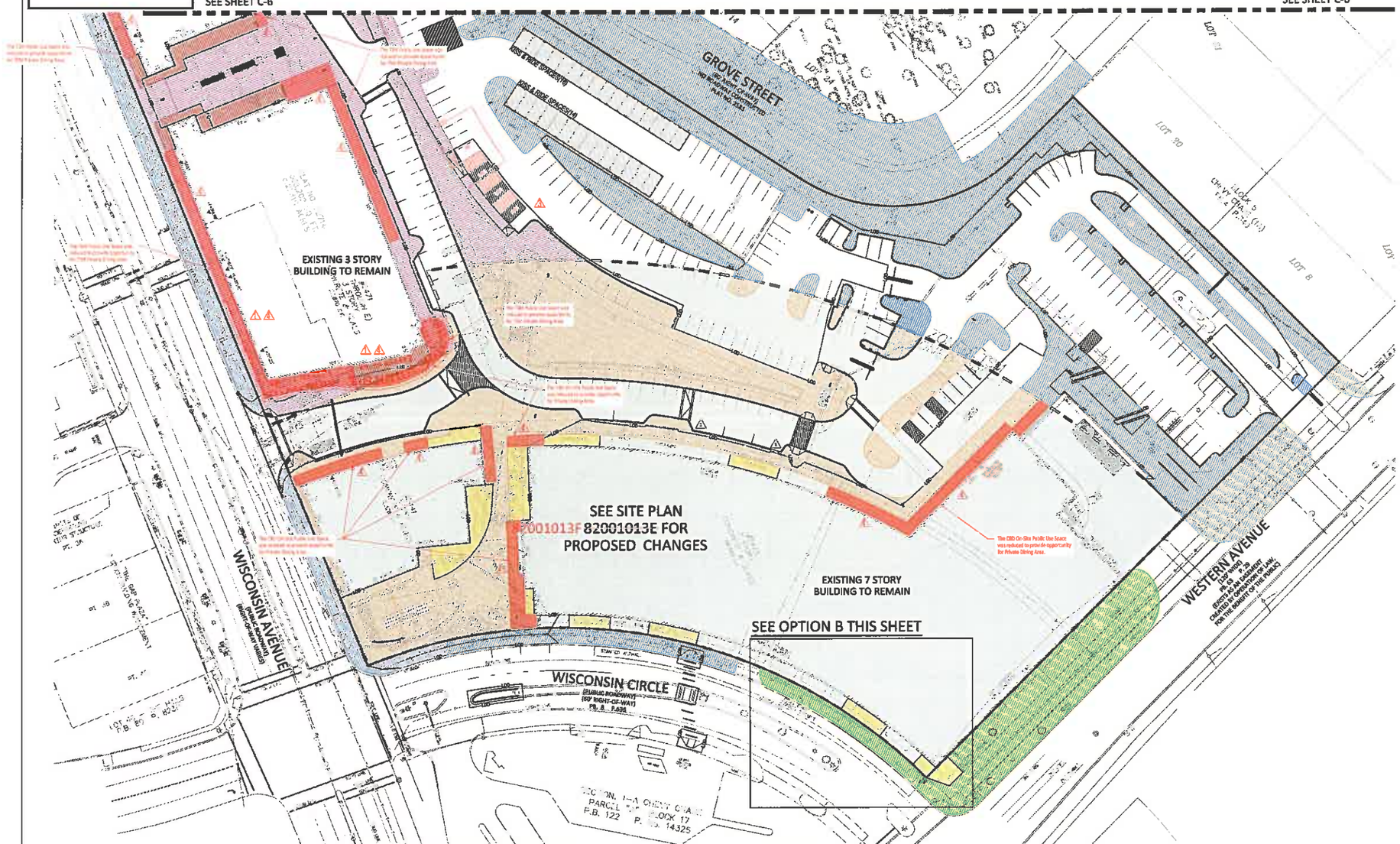
Layer: C-4 = C1, Pen: By Color

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 82001021G
APPROVAL
07/02/19

SEE SHEET C-6

SEE SHEET C-6



SEE OPTION B THIS SHEET

PUBLIC USE SPACE AND AMENITY AREA TABULATIONS

LEGEND

CBD-1 Site Area: 150,000

TSM Site Area: 209,200

Hatching	Type	Zoning Ordinance Standards %	Zoning Ordinance Standards SF	Approved Project & Development Plans %	Approved Project & Development Plans SF	Approved Site Plans %	Approved Site Plans SF	Proposed On Site %	Proposed On Site SF
	CBD On Site Public Use Space	[illegible]	30,000	[illegible]	24,925	[illegible]	32,550	23.9% 20.0%	35,000
	CBD Off Site Amenity Area	[illegible]	0	[illegible]	46,825	[illegible]	[illegible]	80.0%	120,000
	CDB Off Site Amenity Area (in DC r/w)[a]	n/a	0	[illegible]	12,750	[illegible]	12,750	8.5%	12,750
	~~CBD Private Dining Area~~	n/a	0					~~2.2%~~	~~4,900~~
	CBD-1 subtotal							114.6% 100%	172,050 20,000
	TSM Public Use Space	[illegible]	23,000	12,825	25,[illegible]	[illegible]	[illegible]	13.4% 10.0%	28,000 20,920
	~~TSM Private Dining Area~~	n/a	0					~~2.2%~~	~~4,600~~
	TSM subtotal							15.6% 10.0%	32,600 20,920

Private Dining was graphically removed to provide maximum flexibility. The Public Open Space has been modified to the minimum requirement.

Private Dining was graphically removed to provide maximum flexibility. The Public Open Space has been modified to the minimum requirement.

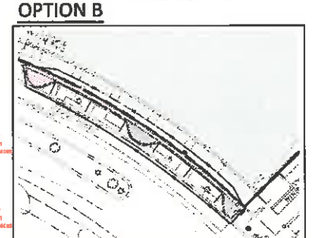
*Note: Additional private outdoor dining areas may be provided along the multiple store fronts where appropriate, as long as pedestrian circulation is not hindered and required open space does not go below previous provided approved amounts.

* In Western Avenue right of way, in the District of Columbia.

a. Private dining may be located in any area not covered by the minimum approved Public Use Space as long as free and clear pedestrian circulation is maintained.

b. The element for Private Dining is seen in detail 1, as seen on LS 2.2 may be placed in locations where private dining is allowed

OPTION B



NOTE: CBD OFF-SITE AMENITY AREA FOR OPTION B WOULD BE REDUCED BY APPROXIMATELY 900 SF, & PRIVATE DINING WOULD BE REDUCED BY APPROXIMATELY 100SF.

VICINITY MAP
SCALE: 1" = 2000'

~~List of Changes for 82001021G~~

~~1. Minor adjustments to hardscape and landscape elements as site per field conditions and agency approvals.~~

List of Changes for 82001021H

1. Minor alterations to landscape and hardscape to provide private dining space.
2. Minor adjustment in commercial space uses to accommodate additional restaurants.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
4. Reduction in public Use Space to the minimum allowed by the Zone.

NORTH

0 10' 20' 40' 80'

SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021H including Approval Conditions, Development Programs, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815
Phone: 301-654-2650
Signature:

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ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
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treguell@ccland.com

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DON MITCHELL

~~ARCHITECTS~~
~~GTM~~
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~~SUITE 700~~
~~BETHESDA MD, 20814~~
~~240.330.2000~~
~~JEFF WERTMAN~~

REVISIONS	DATE
82001021G	12/20/2001
82001021A	8/15/2002
82001021B	NOT FILED
82001021C	10/28/2010
82001021D	2/16/2013
82001021E	9/19/2013
82001021F	8/05/2015
82001021G	5/09/2019

PROFESSIONAL SEAL

STATE OF MARYLAND
DON MITCHELL
No. 28997
EXPIRATION DATE: OCTOBER 7, 2020

7/9/19

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.
DON MITCHELL
LICENSE No. 28997
EXPIRATION DATE OCTOBER 7, 2020

COLLECTION I

(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

PUBLIC USE SPACE & AMENITY PLAN

DRAWN BY: KO
DESIGNED BY: IPD
DATE ISSUED: 3-25-19

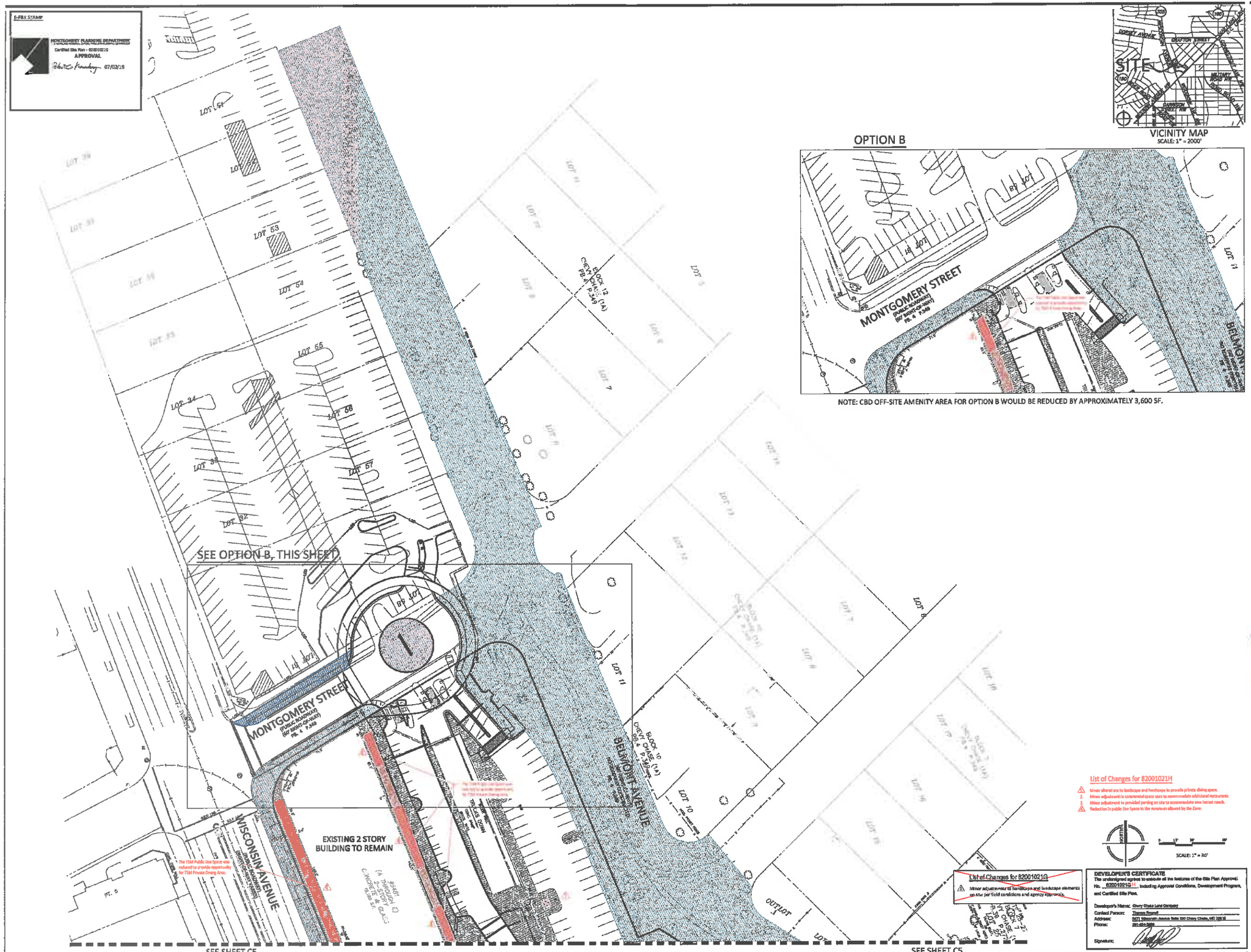
DRAWING NO. 82001021G~~H~~

SHEET NO. C-5

LAYOUT: PUS C-5 - 5D, Plotted By: Obian

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 82001021G
APPROVAL
07/02/19



OPTION B

NOTE: CBD OFF-SITE AMENITY AREA FOR OPTION B WOULD BE REDUCED BY APPROXIMATELY 3,600 SF.

VICINITY MAP
SCALE: 1" = 2000'

List of Changes for 82001021H

1. Minor alterations to landscape and hardscape to provide private dining space.
2. Minor adjustment in commercial space uses to accommodate additional restaurants.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
4. Reduction in public Use Space to the minimum allowed by the Zone.

List of Changes for 82001021G

1. Minor adjustments to hardscape and landscape elements on site per field conditions and agency approvals.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021G H, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815
Phone: 301-654-2400

Signature:

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
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FAX: (301) 916 2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
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301.654.2400
THOMAS REGNELL
tregnell@cclandco.com

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STEVE ROSENS

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MATT RENAULD

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301 652 3080
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DON MITCHELL

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JEFF WHITMAN

REVISIONS	DATE
82001021D	11/01/2021
82001021A	8/29/2019
82001021B	NOT FILED
82001021E	10/16/2018
82001021D	7/18/2018
82001021C	3/15/2018
82001021F	8/01/2017
82001021G	5/09/2019

PROFESSIONAL SEAL

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.
LICENSE NO. 19910
EXPIRATION DATE: DECEMBER 2, 2020

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

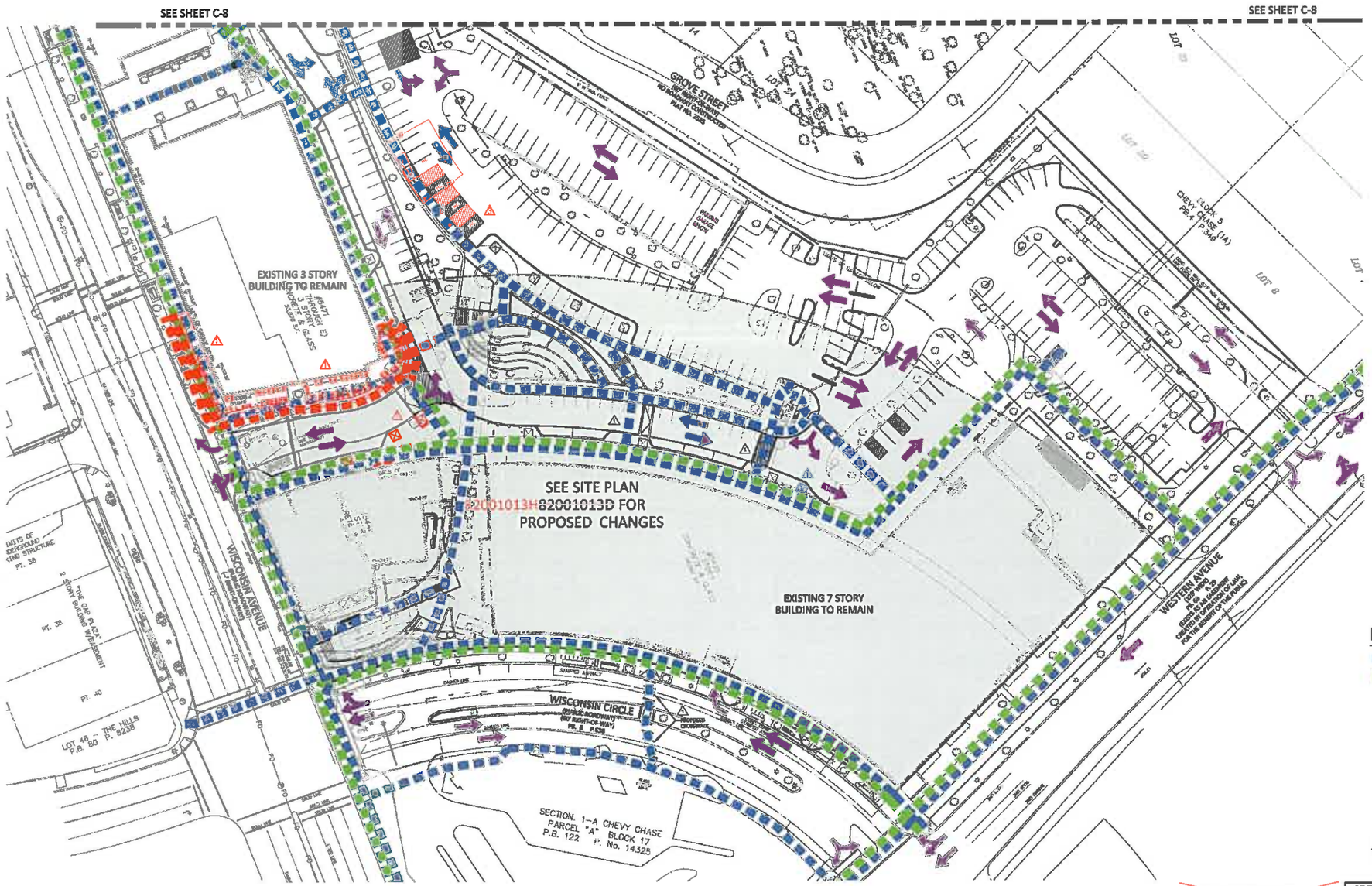
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

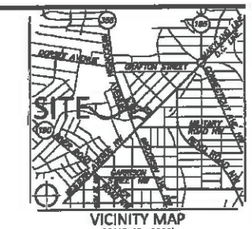
PUBLIC USE SPACE & AMENITY PLAN

DRAWN BY: KD
DESIGNED BY: RPD
DATE ISSUED: 8-22-19
DRAWING NO. 82001021GH
SHEET NO. C-6

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 82001021G
APPROVAL
07/02/19





VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE 400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4100
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
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CHEVY CHASE, MD 20815
301.654.2690
THOMAS REGNELL
treganell@cclandco.com

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STEVE ROBERS

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MATT RAWLUSH

ARCHITECTS
STREETSENSE
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DAVID BRADY

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SHAHAN ETEMADI

CIVIL ENGINEER
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301.916.4100
DON MITCHELL

~~ARCHITECTS~~
~~GTM~~
~~7735 OLD GEORGETOWN ROAD~~
~~SUITE 700~~
~~BETHESDA MD, 20814~~
~~240.333.2000~~
~~JEFF WHITMAN~~

REVISIONS	DATE
~~82001021G~~	~~04/08/2019~~
~~82001021F~~	~~03/28/2019~~
~~82001021E~~	~~01/28/2019~~
~~82001021D~~	~~12/07/2018~~
~~82001021C~~	~~10/01/2018~~
~~82001021B~~	~~09/13/2018~~
~~82001021A~~	~~07/12/2018~~
~~82001021H~~	~~06/04/2018~~
~~82001021G~~	~~05/21/2018~~
~~82001021F~~	~~04/23/2018~~
~~82001021E~~	~~03/26/2018~~

PROFESSIONAL SEAL

~~STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER~~
~~7/2/19~~

~~I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 15224 EXPIRATION DATE: OCTOBER 3, 2020~~

LEGEND

- PEDESTRIAN MOVEMENT
- BICYCLE MOVEMENT
- VEHICULAR MOVEMENT

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

NORTH

0 12' 24' 48'
SCALE: 1" = 24'

CIRCULATION PLAN

~~List of Changes for 82001021G~~

~~1. Minor adjustments to hardscape and landscape elements as site per field conditions and agency approvals.~~

List of Changes for 82001021H

1. Minor alterations to landscape and hardscape to provide private dining space.
2. Minor adjustment in commercial space uses to accommodate additional restaurant.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
4. Reduction in public Use Space to the minimum allowed by the Zone.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. ~~82001021G~~ H, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5401 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815
Phone: 301-654-2690
Signature:

DRAWN BY:	KO
DESIGNED BY:	IPO
DATE ISSUED:	5-23-19
DRAWING NO.	82001021GH
SHEET NO.	C-7

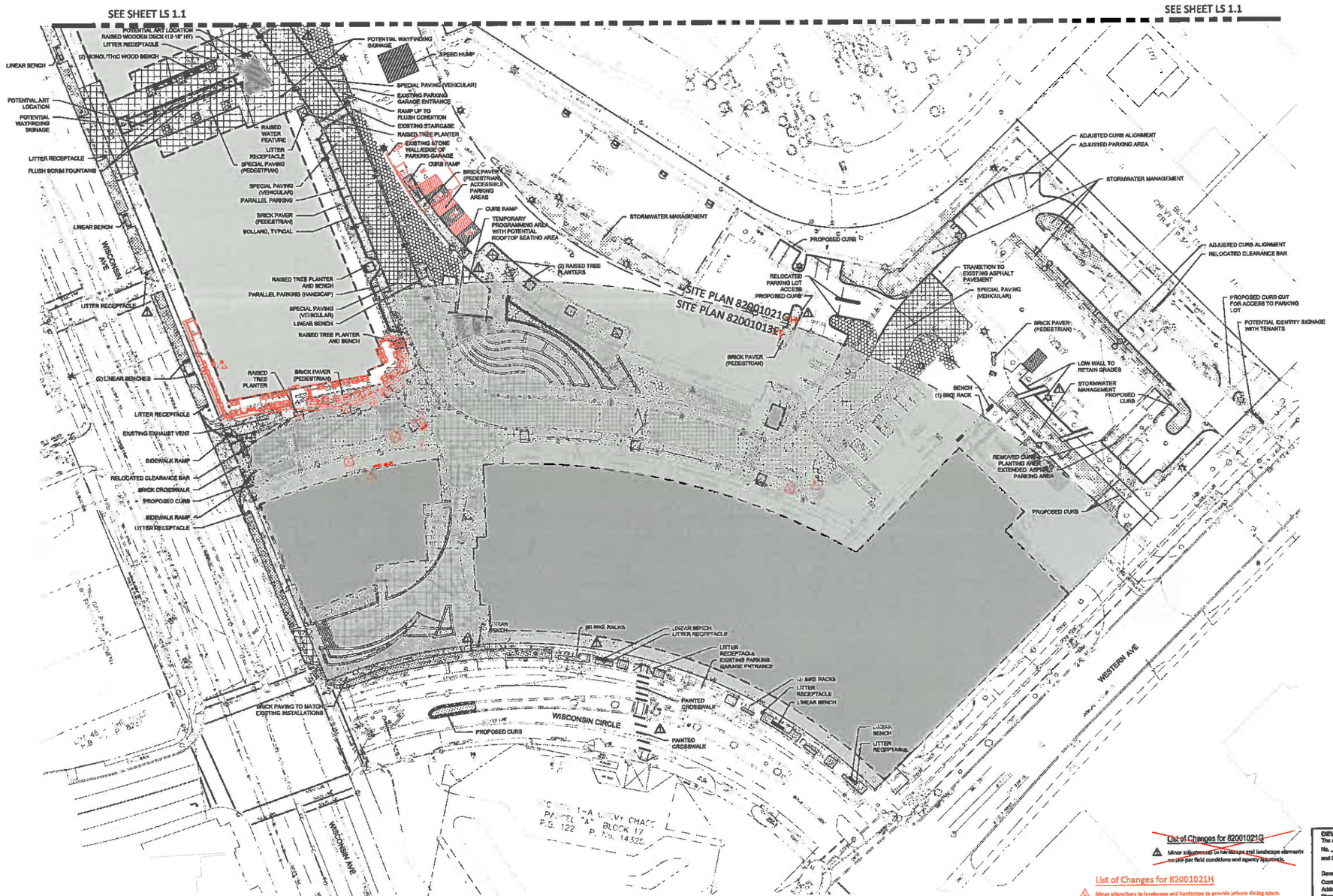
"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO www.miss811.com or http://www.missutility.net 48 HOURS IN ADVANCE OF ANY WORK WITHIN VICINITY"

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
M-NCPPC-MONTGOMERY COUNTY PARK AND PLANNING COMMISSION
Certified Site Plan - 82001021G
APPROVAL
Patricia Kennedy 07/02/19

PLAN LEGEND

PROPERTY LINES
EXISTING CABLE TELEVISION CONDUIT
EXISTING ELECTRICAL CONDUIT
EXISTING EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING NATURAL GAS CONDUIT
EXISTING OVERHEAD WIRES
EXISTING TELEPHONE CONDUIT
EXISTING PUBLIC UTILITIES EASEMENTS
EXISTING SANITARY SEWER CONDUIT
EXISTING STORM DRAIN CONDUIT
EXISTING WATER CONDUIT
EXISTING ZONE LIMITS
520 PROPOSED 10' CONTOUR
524 PROPOSED 2' CONTOUR
PROPOSED WATER LINE
PROPOSED SANITARY SEWER WITH STRUCTURE
PROPOSED STORM DRAIN
LOD PROPOSED LIMITS OF DISTURBANCE
PROPOSED STORM WATER EASEMENT
EXISTING PARKING LABEL
EXISTING SANITARY CLEANOUT
EXISTING STORM DRAIN MANHOLE
EXISTING ELECTRICAL JUNCTION BOX
EXISTING ELECTRICAL MANHOLE
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING FIRE HYDRANT
EXISTING GAS MANHOLE
EXISTING GUY POLE
EXISTING GAS VALVE
EXISTING LIGHT POLE
EXISTING PHONE PEDESTAL
EXISTING PHONE MANHOLE
EXISTING UTILITY POLE
EXISTING SANITARY MANHOLE
EXISTING TRAFFIC CONTROL BOX
EXISTING TRAFFIC SIGNAL POLE
EXISTING TREE
EXISTING CABLE TELEVISION PEDESTAL
EXISTING UNKNOWN UTILITY MANHOLE
EXISTING WATER METER
EXISTING WATER MANHOLE
EXISTING WATER VALVE
EXISTING BOLLARD
EXISTING SIGN POST
EXISTING WOOD POST
EXISTING INLETS
EXISTING CURB INLET
EXISTING CONCRETE
EXISTING CURB AND GUTTER
EXISTING BUILDING
EXISTING STORY
EXISTING ELECTRICAL TRANSFORMER
EXISTING ASPHALT
EXISTING EASEMENT
EXISTING REINFORCED CONCRETE PIPE
EXISTING CORRUGATED METAL PIPE
EXISTING BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY
BUILDING HEIGHT MEASURING POINT
PROPOSED BIKE RACKS
PROPOSED LIGHTS
PEDESTRIAN INKITS
PROPOSED PARKING LABELS
PROPOSED HANDICAPE
PROPOSED FIRE HYDRANT
DOOR LOCATION
PROPOSED SWIM FACILITY
PROPOSED SWM FACILITY WITH CHECK WALL AND CURB CUT



1 HARDSCAPE SITE PLAN
1"=30'-0"

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PLANTER AT GRADE
- SOD OR ARTIFICIAL TURF
- STORMWATER MANAGEMENT AREA (SEE NOTE)
- EXISTING BUILDINGS (ON SITE)
- BRICK PAVER (TO MATCH EXISTING)
- SPECIALTY PAVING (VEHICULAR)
- SPECIALTY PAVING (PEDESTRIAN)
- WOOD DECK
- WATER FEATURE
- PLANTER ON STRUCTURE
- BOLLARD OR PLANTER BOLLARD
- LITTER RECEPTACLE
- BENCH
- BIKE RACKS (2 BIKES PER RACK)
- WAYFINDING SIGNAGE
- LIGHT POLE. SEE LIGHTING DOCUMENTS

NOTES:

1. FINAL MATERIAL SELECTION, SITE FURNISHINGS, AND LOCATIONS TO BE DETERMINED.
2. REFER TO CIVIL DRAWINGS FOR CURB, GUTTER, STREET DETAILS AND MATERIALS.
3. ALL SPOT ELEVATIONS ARE APPROXIMATES AND WILL BE FINALIZED DURING CONSTRUCTION DOCUMENTS.
4. SEE SHEET LS 4.0 FOR PLANTING PLAN.
5. LANDSCAPING SHOWN MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL/STORM WATER MANAGEMENT PLANS BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.
6. PLANTINGS WITHIN SWM AREAS MAY CHANGE IN RESPONSE TO MCDPS DWM FINAL PERMIT COMMENTS, WITHOUT A SITE PLAN AMENDMENT.
7. POTENTIAL DINING AREAS TO ALLOW 6' CLEARANCE FROM CURB.

~~List of Changes for 82001021G~~

~~1. Minor adjustment to hardscape and landscape elements on site per field conditions and agency approvals.~~

List of Changes for 82001021H

1. Minor alterations to landscape and hardscape to provide private dining space.
2. Minor adjustment in commercial space uses to accommodate additional restaurants.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
4. Reduction in public Use Space to the minimum allowed by the Zone.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021G, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 320 Chevy Chase, MD 20815
Phone: 301-654-2690
Signature:

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. MCLEAN, VA.

PREPARED FOR:
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THOMAS REGNELL
tregnell@ctlandco.com

DESIGN CONSULTANTS

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STEVE ROBERS

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CIVIL ENGINEER
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SUITE 400
GERMANTOWN MD, 20874
301.916.4100
DON MITCHELL

REVISIONS	DATE
~~82000910~~	~~10/02/2001~~
~~82001021A~~	~~8/15/2005~~
~~82001013B~~	~~10/5/2010~~
~~82001013C~~	~~10/28/2010~~
~~82001013D~~	~~2/14/2011~~
~~82001013E~~	~~9/18/2014~~
~~82001013F~~	~~2/24/2015~~
~~82001021G~~	~~6/28/2019~~

PROFESSIONAL SEAL

STATE OF MARYLAND
REGISTERED LANDSCAPE ARCHITECT
NO. 632

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

HARDSCAPE SITE PLAN

DRAWN BY: TD
DESIGNED BY: MR / TD
DATE ISSUED: 3-25-19
DRAWING NO. 82001021GH
SHEET NO. LS 1.0

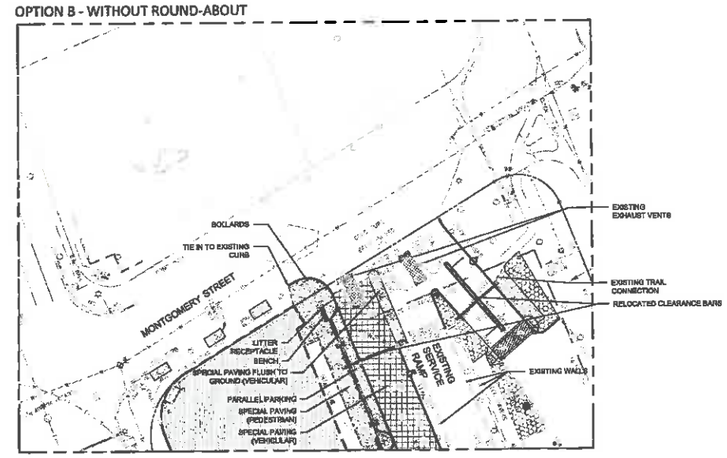
E-FILE STAMP

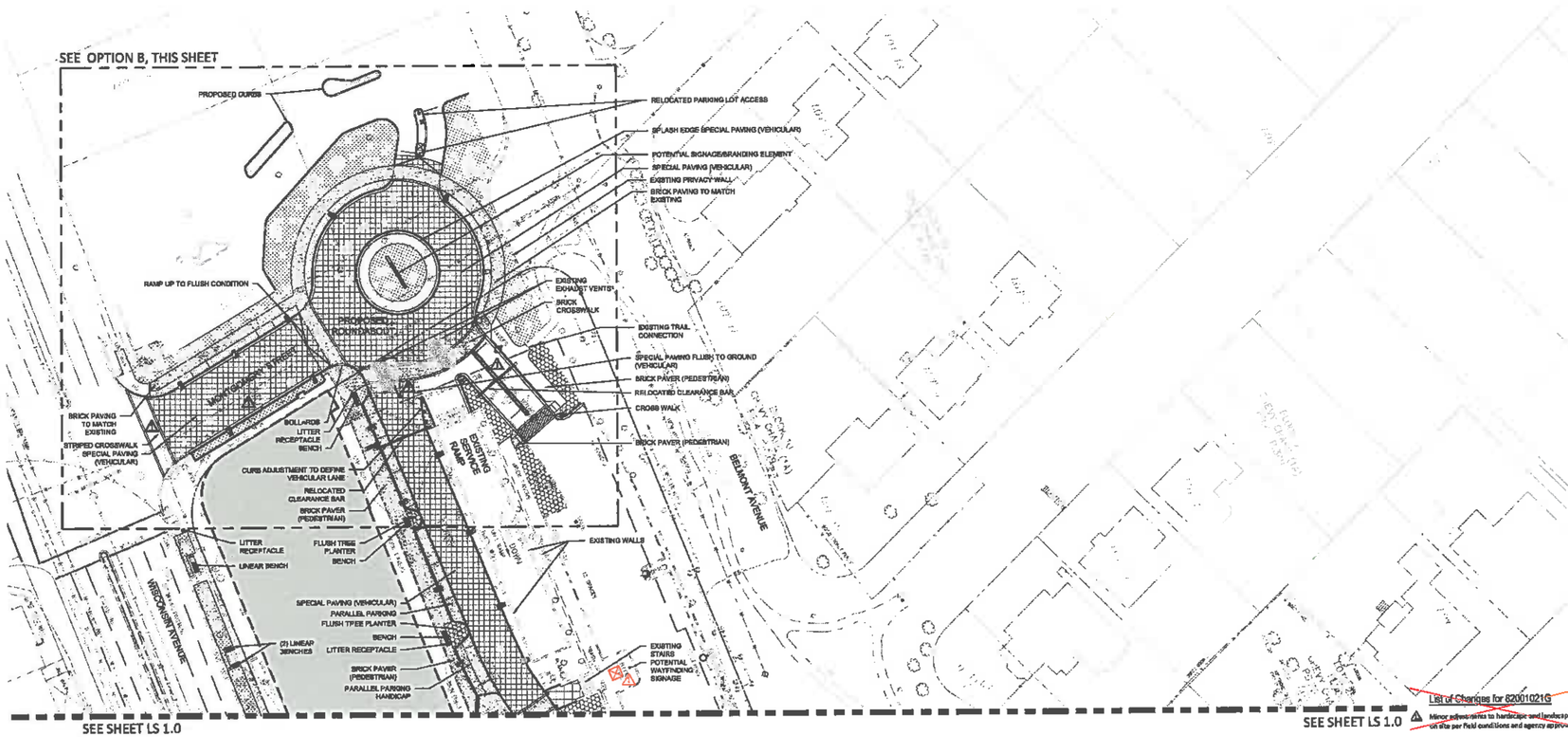
MONTGOMERY COUNTY PLANNING DEPARTMENT
IN ENGINEERING, LAND USE AND SUSTAINABILITY DIVISION
Certified Site Plan - 82001021G
APPROVAL
Patricia Kennedy 07/03/19

PLAN LEGEND

PROPERTY LINES	PROPOSED WATER LINE	EXISTING GUY POLE	EXISTING BOLLARD	BUILDING HEIGHT MEASURING POINT
EXISTING CABLE TELEVISION CONDUIT	PROPOSED SANITARY SEWER W/THISTRUCTURE	EXISTING GAS VALVE	EXISTING SIGN POST	PROPOSED BIKE RACKS
EXISTING ELECTRICAL CONDUIT	PROPOSED STORM DRAIN	EXISTING LIGHT POLE	EXISTING WOOD POST	PROPOSED LIGHTS
EXISTING EDGE OF PAVEMENT	PROPOSED LIMITS OF DISTURBANCE	EXISTING PHONE PEDESTAL	EXISTING INLETS	PEDESTRIAN LIGHTS
EXISTING FENCE LINE	PROPOSED STORM WATER EASEMENT	EXISTING PHONE MANHOLE	EXISTING CURB INLET	PROPOSED PARKING LABELS
EXISTING NATURAL GAS CONDUIT	EXISTING PARKING LABEL	EXISTING UTILITY POLE	EXISTING CONCRETE	PROPOSED HARDSCAPE
EXISTING OVERHEAD WIRES	EXISTING SANITARY CLEANOUT	EXISTING SANITARY MANHOLE	EXISTING CURB AND GUTTER	
EXISTING TELEPHONE CONDUIT	EXISTING STORM DRAIN MANHOLE	EXISTING TRAFFIC CONTROL BOX	EXISTING BUILDING	PROPOSED FIRE HYDRANT
EXISTING PUBLIC UTILITIES EASEMENTS	EXISTING ELECTRICAL JUNCTION BOX	EXISTING TRAFFIC SIGNAL POLE	EXISTING STORY	
EXISTING SANITARY SEWER CONDUIT	EXISTING ELECTRICAL MANHOLE	EXISTING TREE	EXISTING ELECTRICAL TRANSFORMER	DOOR LOCATION
EXISTING STORM DRAIN CONDUIT	EXISTING FIRE DEPARTMENT CONNECTION	EXISTING CABLE TELEVISION PEDESTAL	EXISTING ASPHALT	
EXISTING WATER CONDUIT	EXISTING FIRE HYDRANT	EXISTING UNKNOWN UTILITY MANHOLE	EXISTING EASEMENT	PROPOSED SWM FACILITY
EXISTING ZONE LIMITS	EXISTING GAS MANHOLE	EXISTING WATER METER	EXISTING REINFORCED CONCRETE PIPE	
520 PROPOSED 10' CONTOUR		EXISTING WATER MANHOLE	EXISTING CORRUGATED METAL PIPE	PROPOSED SWM FACILITY WITH CREEK WALL AND CURB CUT
524 PROPOSED 2' CONTOUR		EXISTING WATER VALVE	EXISTING BUILDING RESTRICTION LINE	
			EXISTING RIGHT-OF-WAY	

OPTION B - WITHOUT ROUND-ABOUT





1 HARDSCAPE SITE PLAN - OPTION A (WITH ROUND ABOUT)
1"=30'-0"

List of Changes for 82001021G
Minor adjustments to hardscape and landscape elements on site per field conditions and agency approvals.

List of Changes for 82001021H
1. Minor alterations to landscape and hardscape to provide private dining space.
2. Minor adjustment in commercial space uses to accommodate additional restaurants.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
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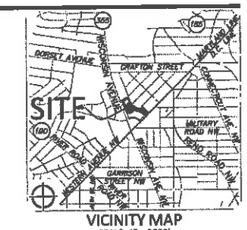

VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- PLANTER AT GRADE
- SOD OR ARTIFICIAL TURF
- STORMWATER MANAGEMENT AREA (SEE NOTE)
- EXISTING BUILDINGS (ON SITE)
- BRICK PAVER (TO MATCH EXISTING)
- SPECIALTY PAVING (VEHICULAR)
- SPECIALTY PAVING (PEDESTRIAN)
- WOOD DECK
- WATER FEATURE
- PLANTER ON STRUCTURE
- BOLLARD OR PLANTER BOLLARD
- LITTER RECEPTACLE
- BENCH
- BIKE RACKS (2 BIKES PER RACK)
- WAYFINDING SIGNAGE
- LIGHT POLE, SEE LIGHTING DOCUMENTS

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. MCLEAN, VA.

PREPARED FOR:
THE CHEVY CHASE LAND COMPANY
5471 WISCONSIN AVENUE
SUITE 820
CHEVY CHASE, MD 20815
301.654.2030
THOMAS REGNELL
treganell@ccland.com

DESIGN CONSULTANTS

ATTORNEY
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7600 WISCONSIN AVENUE
SUITE 700
BETHESDA, MD. 20814
301.986.1300
STEVE ROBINS

LANDSCAPE ARCHITECTS
MAHAN RYKIEL ASSOCIATES INC.
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MATT RENNARD

ARCHITECTS
STREETSENSE
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SHAHAM ESTANDI

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
DON MITCHELL

NOTES:

1. FINAL MATERIAL SELECTION, SITE FURNISHINGS, AND LOCATIONS TO BE DETERMINED.
2. REFER TO CIVIL DRAWINGS FOR CURB, GUTTER, STREET DETAILS AND MATERIALS.
3. ALL SPOT ELEVATIONS ARE APPROXIMATES AND WILL BE FINALIZED DURING CONSTRUCTION DOCUMENTS.
4. SEE SHEET LS 4.1 FOR PLANTING PLAN.
5. LIGHT POLE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LIGHTING PLAN FOR FINAL SITE LIGHTING LOCATIONS AND TYPE.
6. ALL TREES SHOW IN STORMWATER MANAGEMENT AREAS WILL NOT BE ACCOUNTED FOR ON THE LANDSCAPE PLAN AND WILL BE REVIEWED AND APPROVED BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
7. POTENTIAL DINING AREAS TO ALLOW 6' CLEARANCE FROM CURB.

REVISIONS	DATE
~~82001021G~~	~~12/05/2018~~
~~82001021A~~	~~2/1/2019~~
~~82001021B~~	~~4/24/2019~~
~~82001021C~~	~~5/20/2019~~
~~82001021D~~	~~5/24/2019~~
~~82001021E~~	~~5/29/2019~~
~~82001021F~~	~~6/03/2019~~
~~82001021G~~	~~6/28/2019~~

PROFESSIONAL SEAL

STATE OF MARYLAND
SCOTT JON RYKIEL
NO. 1321
REGISTERED LANDSCAPE ARCHITECT

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021G~~H~~, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 820 Chevy Chase, MD 20815
Phone: 301-654-2030
Signature:

HARDSCAPE SITE PLAN

DRAWN BY: TD
DESIGNED BY: MR / TD
DATE ISSUED: 3-25-19
DRAWING NO. 82001021G~~H~~
SHEET NO. LS 1.1

S:\VK Projects\0000 The Collection\0001\0001\00 Site Plan Submission\Landscape\82001021G Site Plan Submission - Nov 26, 2018

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 82001021G
APPROVAL
Patricia Kennedy 07/02/19

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- 1.00 PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING BUS VALVES
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
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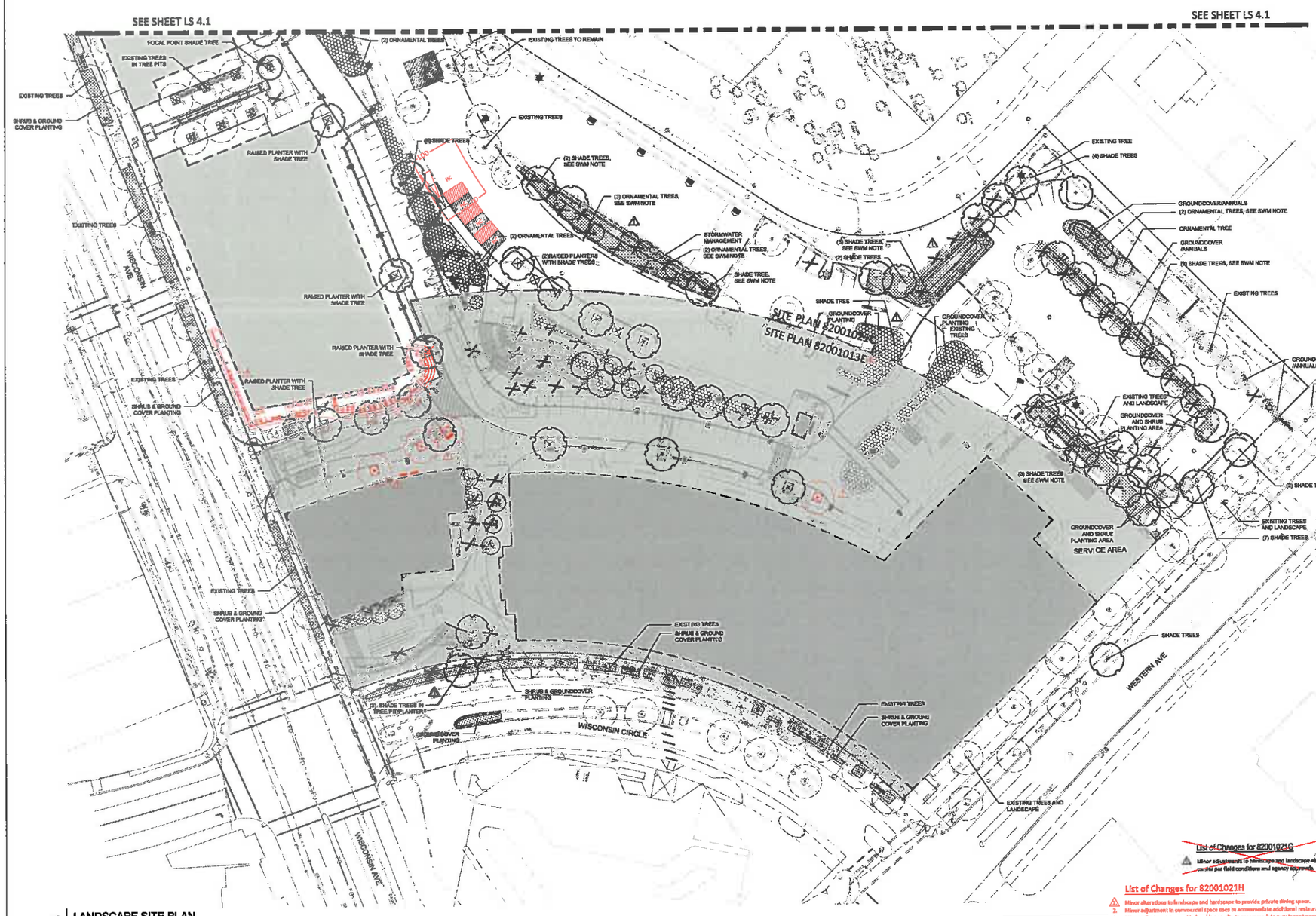
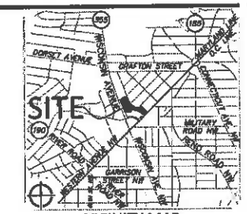
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED LIGHTS
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWM FACILITY
- PROPOSED SWM FACILITY WITH CHEEK WALL AND CURB CUT



1 LANDSCAPE SITE PLAN
1"=30'-0"



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- PLANTER AT GRADE SHRUBS: 30" O.C. GC/PERENNIALS: 12" O.C.
- SOD OR ARTIFICIAL TURF
- STORMWATER MANAGEMENT AREA (SEE NOTE)
- EXISTING BUILDINGS (ON SITE)
- BRICK PAVER (TO MATCH EXISTING)
- SPECIALTY PAVING (VEHICULAR)
- SPECIALTY PAVING (PEDESTRIAN)
- WOOD DECK
- WATER FEATURE
- PLANTER ON STRUCTURE
- BOLLARD OR PLANTER BOLLARD
- LITTER RECEPTACLE
- BENCH
- BIKE RACK (2 BIKES PER RACK)
- WAYFINDING SIGNAGE
- LIGHT POLE, SEE LIGHTING DOCUMENTS
- EXISTING TREE TO BE REMOVED

NOTES:

1. FINAL PLANTING LOCATIONS TO BE DETERMINED.
2. SEE SHEET LS 3.1 FOR PLANT LIST INFORMATION.
3. LANDSCAPING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL/NTORM WATER MANAGEMENT PLANS BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.
4. ALL TREES SHOWN IN STORMWATER MANAGEMENT AREAS WILL NOT BE ACCOUNTED FOR ON THE LANDSCAPE PLAN AND WILL BE REVIEWED AND APPROVED BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
5. LIGHT POLE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LIGHTING PLAN FOR FINAL SITE LIGHTING LOCATIONS AND TYPE.

~~List of Changes for 82001021G~~

~~Minor adjustments to hardscape and landscape elements as per field conditions and agency approvals.~~

List of Changes for 82001021H

1. Minor alterations to landscape and hardscape to provide private dining space.
2. Minor adjustment in commercial space uses to accommodate additional restaurants.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
4. Reduction in public use space to the minimum allowed by the Zone.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approved No. 82001021G H, including Approved Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue Suite 520, Chevy Chase, MD 20815
Phone: 301-654-2690

Signature:

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. ANDEAN, VA.

PREPARED FOR:
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5471 WISCONSIN AVENUE
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CHEVY CHASE, MD 20815
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THOMAS REGNELL
tregnell@ccdsnsco.com

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TRAFFIC CONSULTANT
STS CONSULTING
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COLUMBIA, MD 21044
410.715.9460
SHAHAM ETEMADI

CIVIL ENGINEER
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD
SUITE 400
GERMANTOWN MD, 20874
301.916.4100
DON MITCHELL

REVISIONS	DATE
~~82001021G~~	~~12/20/2018~~
~~82001021G~~	~~3/14/2019~~
~~82001021G~~	~~NOT ISSUED~~
~~82001021G~~	~~10/30/2018~~
~~82001021G~~	~~1/14/2019~~
~~82001021G~~	~~8/13/2018~~
~~82001013C~~	~~2/21/2013~~
~~82001013C~~	~~2/20/2013~~

PROFESSIONAL SEAL

STATE OF MARYLAND
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 651

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

LANDSCAPE SITE PLAN

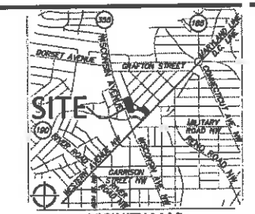
DRAWN BY: TD
DESIGNED BY: MR / TD
DATE ISSUED: 3-25-19
DRAWING NO. 82001021G~~H~~
SHEET NO. LS 4.0

E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Certified Site Plan - 82001021G
APPROVAL
Patricia Kennedy 07/02/19

PLAN LEGEND

- PROPERTY LINES
- EXISTING CABLE TELEVISION CONDUIT
- EXISTING ELECTRICAL CONDUIT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING NATURAL GAS CONDUIT
- EXISTING OVERHEAD WIRES
- EXISTING TELEPHONE CONDUIT
- EXISTING PUBLIC UTILITIES EASEMENTS
- EXISTING SANITARY SEWER CONDUIT
- EXISTING STORM DRAIN CONDUIT
- EXISTING WATER CONDUIT
- EXISTING ZONE LIMITS
- 520 PROPOSED 10' CONTOUR
- 524 PROPOSED 2' CONTOUR
- PROPOSED WATER LINE
- 8"S PROPOSED SANITARY SEWER WITH STRUCTURE
- PROPOSED STORM DRAIN
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM WATER EASEMENT
- EXISTING PARKING LABEL
- EXISTING SANITARY CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING ELECTRICAL JUNCTION BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING FIRE HYDRANT
- EXISTING GAS MANHOLE
- EXISTING GUY POLE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING PHONE PEDESTAL
- EXISTING PHONE MANHOLE
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TREE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING UNKNOWN UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING WATER VALVE
- EXISTING BOLLARD
- EXISTING SIGN POST
- EXISTING WOOD POST
- EXISTING INLETS
- EXISTING CURB INLET
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- EXISTING BUILDING
- EXISTING STORY
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING ASPHALT
- EXISTING EASEMENT
- EXISTING REINFORCED CONCRETE PIPE
- EXISTING CORRUGATED METAL PIPE
- EXISTING BUILDING RESTRICTION LINE
- EXISTING RIGHT-OF-WAY
- BUILDING HEIGHT MEASURING POINT
- PROPOSED BIKE RACKS
- PROPOSED BENCHES
- PEDESTRIAN LIGHTS
- PROPOSED PARKING LABELS
- PROPOSED HARDSCAPE
- PROPOSED FIRE HYDRANT
- DOOR LOCATION
- PROPOSED SWIM FACILITY
- PROPOSED SWIM FACILITY WITH CHECK WALL AND CURB CUT



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING TREE TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- PLANTER AT GRADE 6=RUBS: 30" O.C. 6GPERENNIALS: 12" O.C.
- SOD
- STORMWATER MANAGEMENT AREA (SEE NOTE)
- EXISTING BUILDINGS (ON SITE)
- BRICK PAVER (TO MATCH EXISTING)
- SPECIALTY PAVING (VEHICULAR)
- SPECIALTY PAVING (PEDESTRIAN)
- WOOD DECK
- WATER FEATURE
- PLANTER ON STRUCTURE
- BOLLARD OR PLANTER BOLLARD
- LITTER RECEPTACLE
- BENCH
- BIKE RACK, TYP. OF 4 (2 BIKES PER RACK)
- WAYFINDING SIGNAGE
- LIGHT POLE, SEE LIGHTING DOCUMENTS
- EXISTING TREE TO BE REMOVED

NOTES:

1. FINAL PLANTING LOCATIONS TO BE DETERMINED.
2. SEE SHEET LS 3.1 FOR PLANT LIST INFORMATION.
3. LANDSCAPING SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE CHANGED AT THE TIME OF DETAILED PLAN REVIEW OF THE SEDIMENT CONTROL/STORM WATER MANAGEMENT PLANS BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES, WATER RESOURCES SECTION.
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5. LIGHT POLE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO LIGHTING PLAN FOR FINAL SITE LIGHTING LOCATIONS AND TYPE.

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FAX: (301) 916 2262
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PREPARED FOR:
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treganell@cclandco.com

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STEVE ROBINS

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CIVIL ENGINEER
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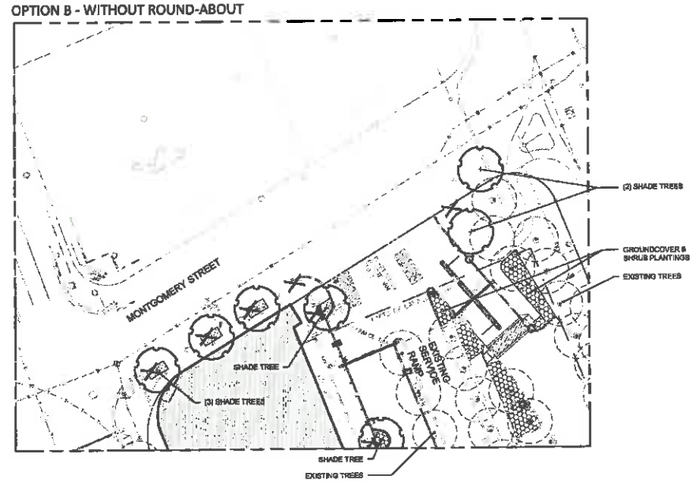
SUITE 400
GERMANTOWN MD, 20876
301.916.4100
DON MITCHELL

REVISIONS	DATE
82001021G	11/01/2018
82001021A	5/17/2018
82001021B	NOT FILED
82001021C	10/10/2018
82001021D	1/14/2019
82001021E	2/15/2019
82001021F	5/15/2019
82001021G	5/07/2019

PROFESSIONAL SEAL

STATE OF MARYLAND
SCOTT JON RYKIEL
No. 1221
REGISTERED LANDSCAPE ARCHITECT

OPTION B - WITHOUT ROUND-ABOUT



SEE OPTION B, THIS SHEET

SEE SHEET LS 4.0

SEE SHEET LS 4.0

1 LANDSCAPE SITE PLAN - OPTION A (WITH ROUND ABOUT)
1"=30'-0"

~~List of Changes for 82001021G~~

~~Minor adjustments to hardscape and landscape elements on site per field conditions and agency approvals.~~

List of Changes for 82001021H

1. Minor alterations to landscape and hardscape to provide private dining space.
2. Minor adjustment in commercial space uses to accommodate additional restaurants.
3. Minor adjustment to provided parking on site to accommodate new tenant needs.
4. Reduction in public Use Space to the minimum allowed by the Zone.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021H, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas Regnell
Address: 5471 Wisconsin Avenue, Suite 320 Chevy Chase, MD 20815
Phone: 301-654-3600
Signature:

COLLECTION I
(FORMERLY KNOW AS CHEVY CHASE CENTER/ THE COLLECTION)

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

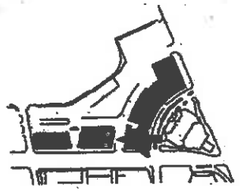
LANDSCAPE SITE PLAN

DRAWN BY: TD
DESIGNED BY: MR / TD
DATE ISSUED: 3-25-19
DRAWING NO. 82001021GH
SHEET NO. LS 4.1

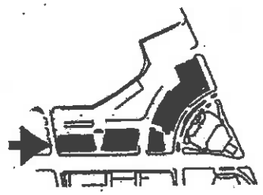
LAYOUT: LS 4.1, Plotted By: tdonofrio

E-FILE STAMP

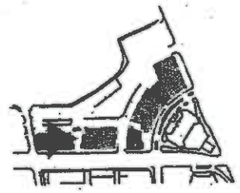
MONTGOMERY PLANNING DEPARTMENT
8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND 20910
Certified Site Plan - 82001021E
APPROVAL
03/22/17



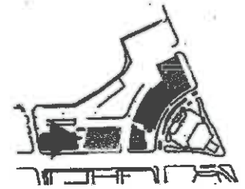
KEY PLAN - ELEVATION 'A'



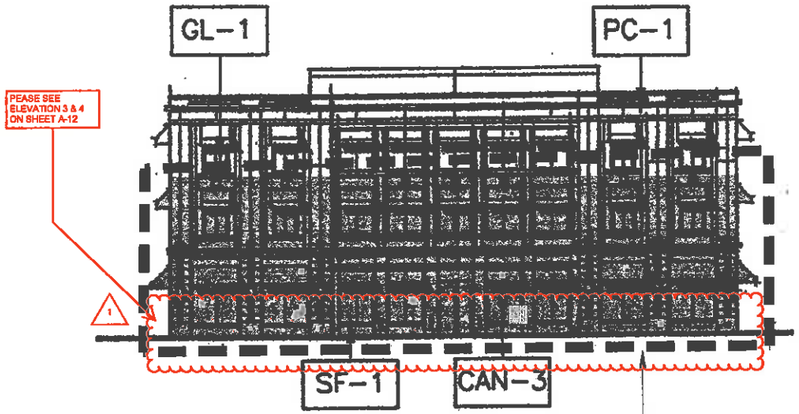
KEY PLAN - ELEVATION 'B'



KEY PLAN - ELEVATION 'C'

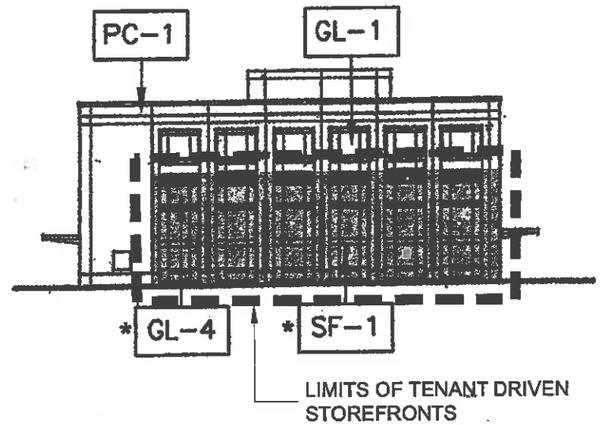


KEY PLAN - ELEVATION 'D'



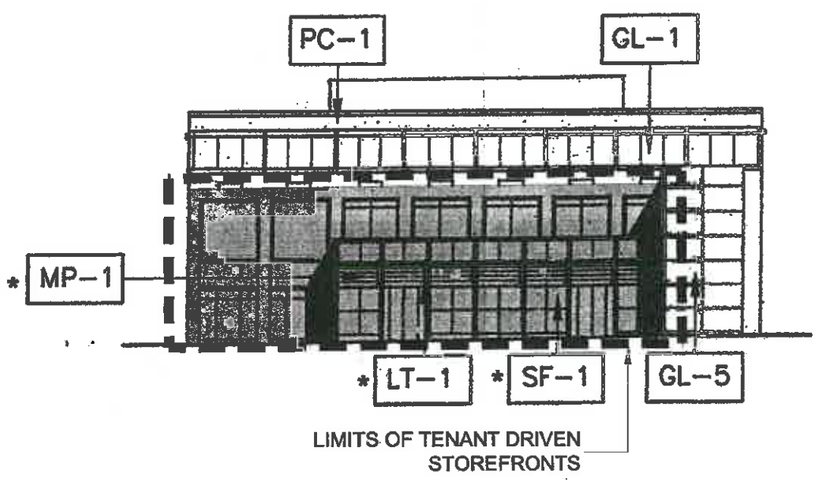
SOUTH ELEVATION - ELEVATION 'A'

0 12' 24' 48'
SCALE: 1"=12'



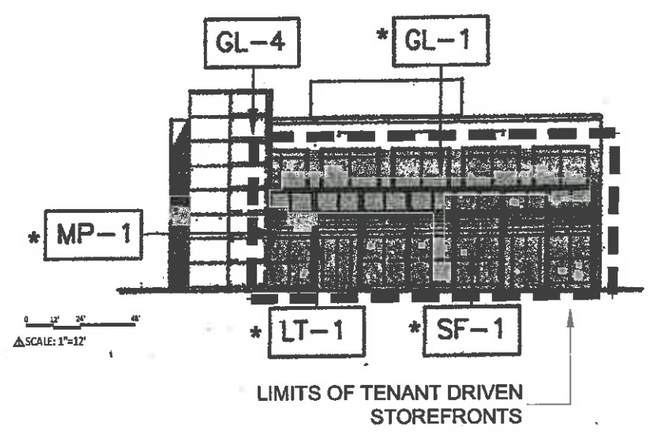
NORTH ELEVATION - ELEVATION 'B'

0 12' 24' 48'
SCALE: 1"=12'



FARR PARK NORTH ELEVATION - ELEVATION 'C'

0 12' 24' 48'
SCALE: 1"=12'



0 12' 24' 48'
SCALE: 1"=12'

FARR PARK SOUTH ELEVATION - ELEVATION 'D'

MATERIALS KEY

GL-1	CLEAR LOW E INSULATED GLAZING
GL-2	CLEAR INSULATED GLAZING - SHADOWBOX CONSTRUCTION
GL-3	CLEAR GLAZING - UNISULTATED
GL-4	PATTERN GLASS WINDOW UNIT
GL-5	PATTERN GLASS
PC-1	PRECAST CONCRETE - COLOR A
PC-2	PRECAST CONCRETE - COLOR B
MP-1	METAL PANEL - INSULATED
MP-2	METAL PANEL - PERFORATED
ML-1	METAL LOUVERS
ST-1	STONE VENEER - FIELD STONE
ST-2	STONE VENEER - CUT STONE TO MATCH FIELD STONE
SF-1	STOREFRONT ENTRY SYSTEM W/ CLEAR INSULTED GLASS
CAN-1	METAL CANOPY
CAN-2	METAL AND GLASS CANOPY
CAN-3	FABRIC CANOPY
TR-1	METAL TRELLIS
LT-1	WALL MOUNTED LIGHT FIXTURES

* MAY BE CHANGED BY TENANT IN ACCORDANCE TO THE APPROVED STOREFRONT GUIDELINES

List of Changes for 82001021H
1.Minor alterations to landscape and hardscape to provide private dining space.
2.Minor adjustment in commercial space uses to accommodate additional restaurants.
3.Minor adjustment to provided parking on site to accommodate new tenant needs.
4.Reduction in public Use Space to the minimum allowed by the Zone.

NOTE: TENANT ASSOCIATED FACADE CHANGES MAY BE APPROVED BY STAFF.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021E, including Approved Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas L. Sagwell
Address: 5401 Wisconsin Avenue, Suite 700, Chevy Chase MD 20815
Phone:
Signature:

PRELIMINARY: FOR INFORMATION ONLY

VICINITY MAP
SCALE: 1" = 2000'

VIKA
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS
VIKA MARYLAND, LLC
20251 CENTURY BOULEVARD SUITE #400
GERMANTOWN, MARYLAND 20874
PHONE: (301) 916-4700
FAX: (301) 916-2262
GERMANTOWN, MD. MCLEAN, VA.

PREPARED FOR:
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5401 CONNECTICUT AVENUE
PENTHOUSE SUITE
CHEVY CHASE, MD. 20815
301.654.2000
MITI FIGUEREDO
mif@ccrmdco.com

DESIGN CONSULTANTS

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PHIL HUGHES

ARCHITECTS
GTM
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
240.333.2000
JEFF WHITMAN

REVISIONS	DATE
~~A. ADDED SCALE~~	~~03-15-17~~
~~B. ENLARGED ELEV.~~	

PROFESSIONAL SEAL
Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9000, expiration date 06/30/2020.

COLLECTION I

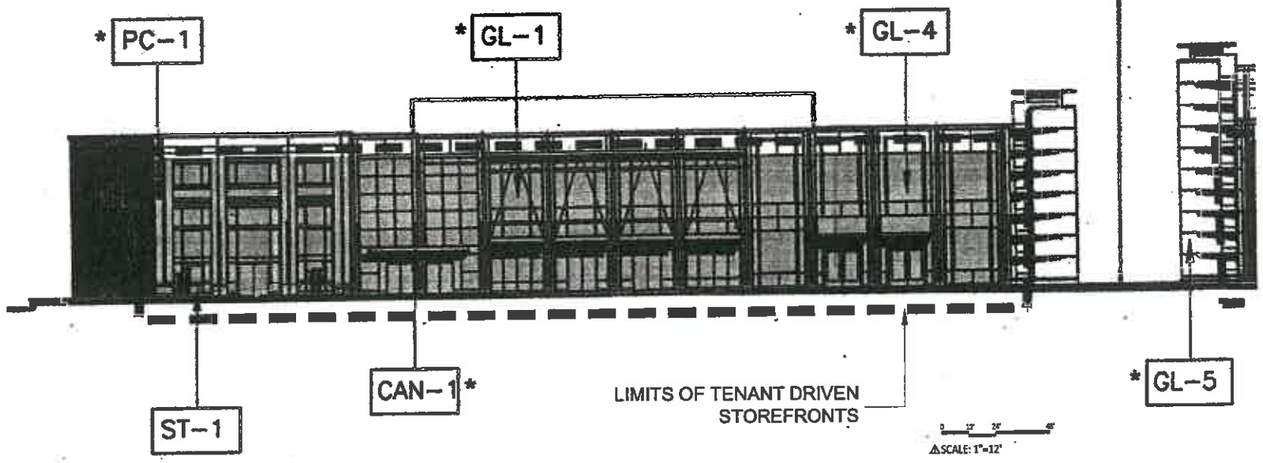
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP:HM343

NORTH BUILDING ELEVATIONS

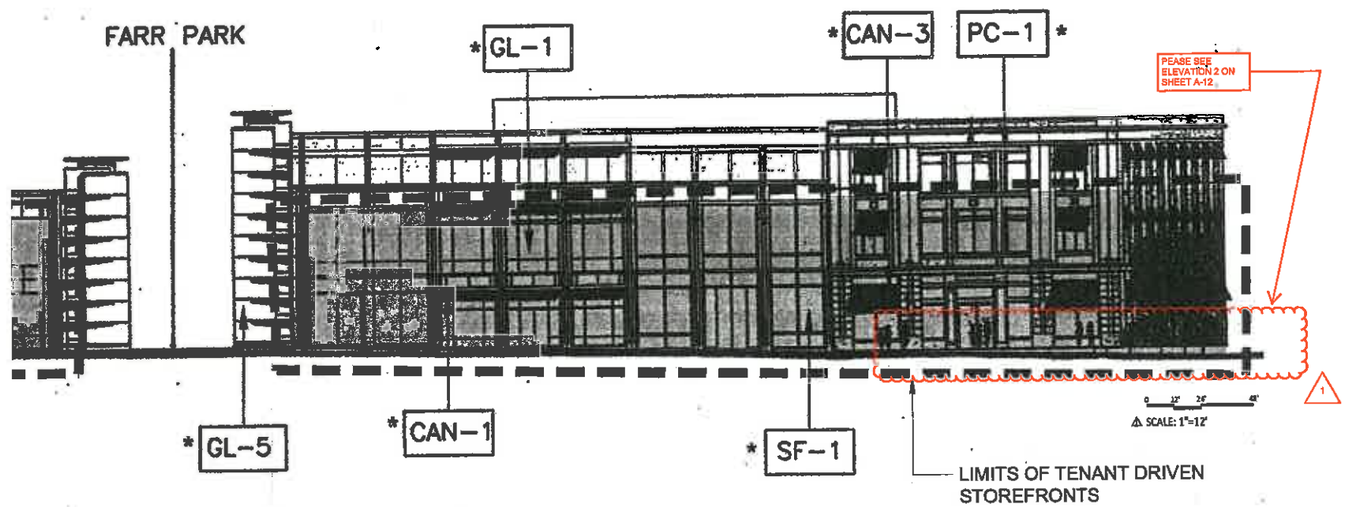
DRAWN BY: LFG
DESIGNED BY: LFG
DATE ISSUED: 03/15/16
DRAWING NO. 08-MARCH-82001021E-005
SHEET NO. A-10

E-FILE STAMP

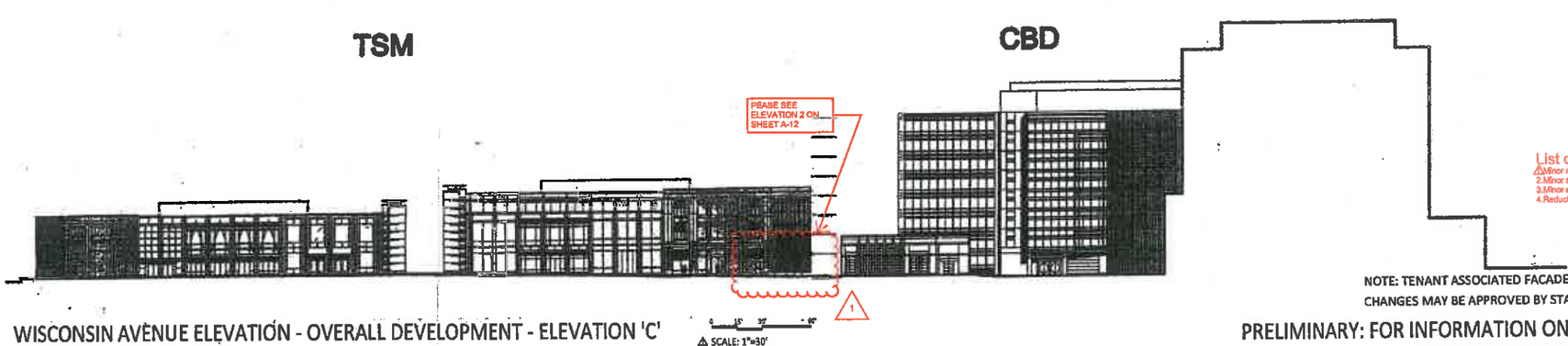
MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 82001021E
APPROVAL
03/22/17



WISCONSIN AVENUE ELEVATION - ELEVATION 'A'



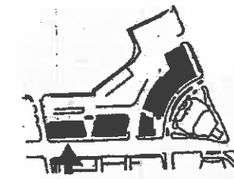
WISCONSIN AVENUE ELEVATION - ELEVATION 'B'



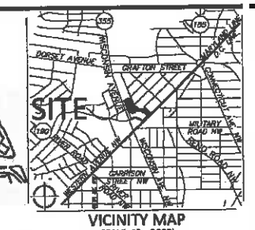
WISCONSIN AVENUE ELEVATION - OVERALL DEVELOPMENT - ELEVATION 'C'

NOTE: TENANT ASSOCIATED FACADE CHANGES MAY BE APPROVED BY STAFF.

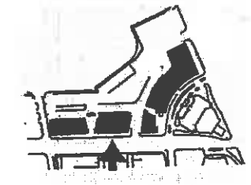
PRELIMINARY: FOR INFORMATION ONLY



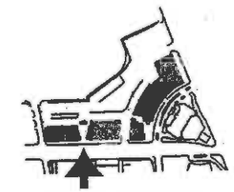
KEY PLAN - ELEVATION 'A'



VICINITY MAP
SCALE: 1" = 2000'



KEY PLAN - ELEVATION 'B'



KEY PLAN - ELEVATION 'C'

MATERIALS KEY

CC-1	CEMENTATIOUS CLADDING
GL-1	CLEAR LOW E INSULATED GLAZING
GL-2	CLEAR INSULATED GLAZING - SHADOWBOX CONSTRUCTION
GL-3	CLEAR GLAZING - UNISULTATED
PC-1	PRECAST CONCRETE - COLOR A
PC-2	PRECAST CONCRETE - COLOR B
MP-1	METAL PANEL - INSULATED
MP-2	METAL PANEL - PERFORATED
ML-1	METAL LOUVERS
ST-1	STONE VENEER - FIELD STONE
ST-2	STONE VENEER - CUT STONE TO MATCH FIELD STONE
SF-1	STOREFRONT ENTRY SYSTEM W/ CLEAR INSULTED GLASS
CAN-1	METAL CANOPY
CAN-2	METAL AND GLASS CANOPY
TR-1	METAL TRELLIS

* MAY BE CHANGED BY TENANT IN ACCORDANCE TO THE APPROVED STOREFRONT GUIDELINES

List of Changes for 82001021H
1.Minor alterations to landscape and hardscape to provide private dining space.
2.Minor adjustment in commercial space uses to accommodate additional restaurants.
3.Minor adjustment to provided parking on site to accommodate new tenant needs.
4.Reduction in public Use Space to the minimum allowed by the Zone.

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021H, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas L. Bagwell
Address: 5401 Wisconsin Avenue, Suite 105, Chevy Chase MD 20815
Phone:
Signature:

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PHL. NUMBER

ARCHITECTS
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7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
240.333.2000
JEFF WHITMAN

REVISIONS	DATE
~~1. ADDED SCALE~~	~~03-22-17~~
~~2. ENLARGED REV.~~	

PROFESSIONAL SEAL
Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number [illegible] expiration date [illegible].

COLLECTION I

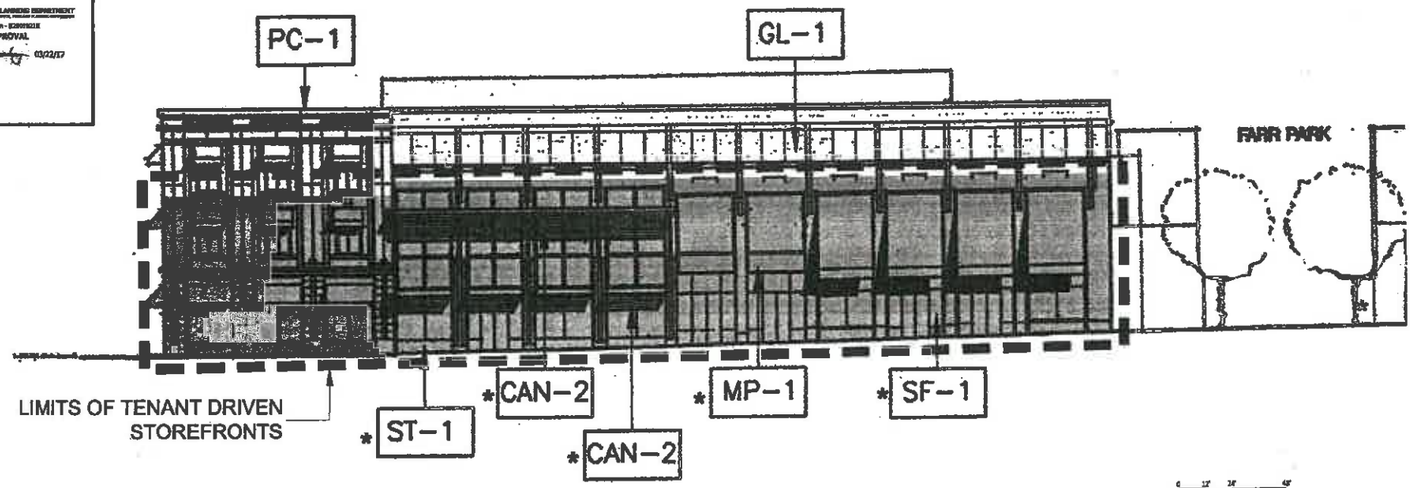
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP: HM343

NORTH BUILDING ELEVATIONS

DRAWN BY: LFG
DESIGNED BY: LFG
DATE ISSUED: 03/16/16
DRAWING NO. 09-BANGH-E0001021E-001
SHEET NO. A-8

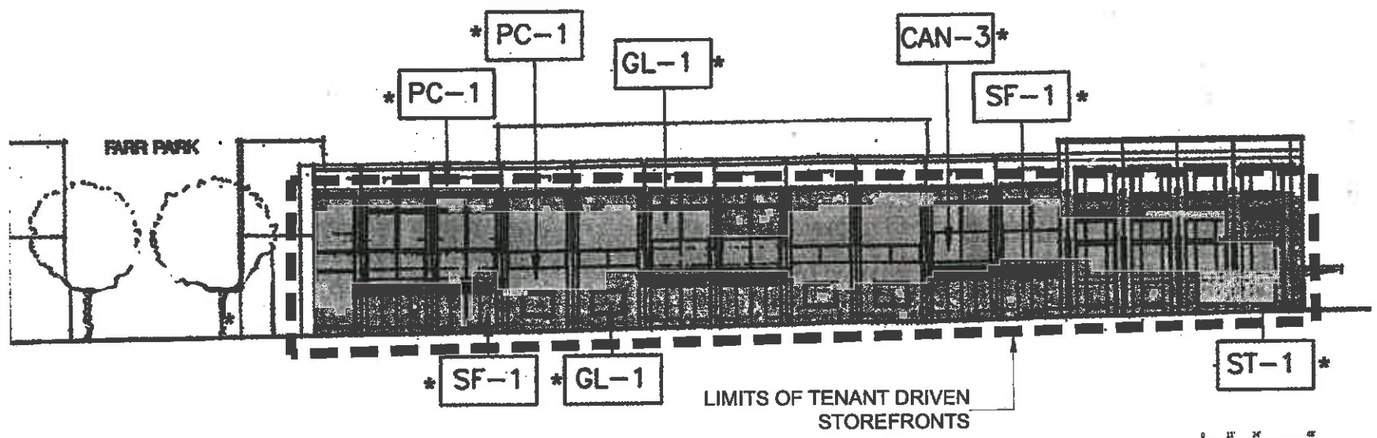
E-FILE STAMP

MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 82001021E
APPROVAL
03/02/17



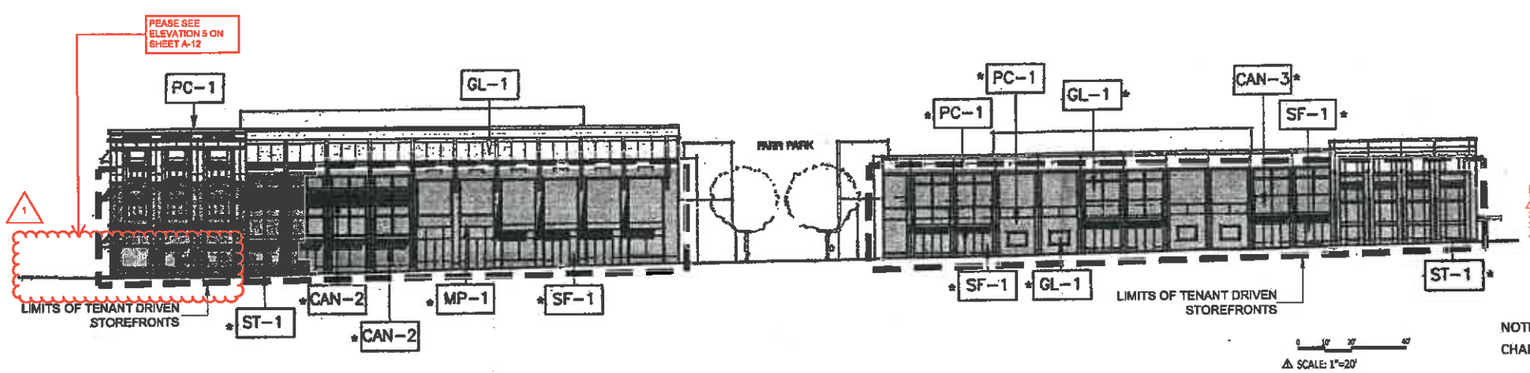
WISCONSIN AVENUE ELEVATION - ELEVATION 'A'

SCALE: 1"=12'



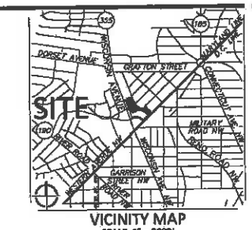
WISCONSIN AVENUE ELEVATION - ELEVATION 'B'

SCALE: 1"=12'



WISCONSIN AVENUE ELEVATION - ELEVATION 'C'

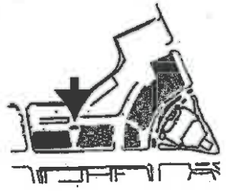
SCALE: 1"=20'



VICINITY MAP
SCALE: 1" = 2000'

KEY PLAN - ELEVATION 'A'

KEY PLAN - ELEVATION 'B'



KEY PLAN - ELEVATION 'C'

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JEFF WHITMAN

MATERIALS KEY

GL-1	CLEAR LOW E INSULATED GLAZING
GL-2	CLEAR INSULATED GLAZING - SHADOWBOX CONSTRUCTION
GL-3	CLEAR GLAZING - UNISULTATED
GL-4	PATTERN GLASS WINDOW UNIT
GL-5	PATTERN GLASS
PC-1	PRECAST CONCRETE - COLOR A
PC-2	PRECAST CONCRETE - COLOR B
MP-1	METAL PANEL - INSULATED
MP-2	METAL PANEL - PERFORATED
ML-1	METAL LOUVERS
ST-1	STONE VENEER - FIELD STONE
ST-2	STONE VENEER - CUT STONE TO MATCH FIELD STONE
SF-1	STOREFRONT ENTRY SYSTEM W/ CLEAR INSULTED GLASS
CAN-1	METAL CANOPY
CAN-2	METAL AND GLASS CANOPY
CAN-3	FABRIC CANOPY
TR-1	METAL TRELLIS
LT-1	WALL MOUNTED LIGHT FIXTURES

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NOTE: TENANT ASSOCIATED FACADE CHANGES MAY BE APPROVED BY STAFF.

PRELIMINARY: FOR INFORMATION ONLY

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 82001021C, including Approval Conditions, Development Programs, and Certified Site Plan.

Developer's Name: Chevy Chase Land Company
Contact Person: Thomas L. Bracelli
Address: 5401 Wisconsin Avenue, Suite 110, Chevy Chase, MD 20815
Phone:
Signature:

REVISIONS	DATE
1. ADDED SCALE	03/02/17
2. REVISION PER MCDPS	

PROFESSIONAL SEAL
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland. License number, expiration date 03/06/17

COLLECTION I

7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
WSSC GRID: 207NW04
TAX MAP: HM343

NORTH BUILDING ELEVATIONS

DRAWN BY: LPG
DESIGNED BY: LPG
DATE ISSUED: 03/16/16
DRAWING NO. 09-BA014-82001021E-003
SHEET NO. A-9