



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

**MCPB**  
**Item # 2**  
**4/10/08**

**MEMORANDUM**

**DATE:** March 28, 2008

**TO:** Montgomery County Planning Board

**VIA:** Catherine Conlon, Subdivision Supervisor  
Development Review Division *CC*  
(301) 495-4542

**FROM:** Stephen Smith *SS*  
Development Review Division  
(301) 495-4522

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for April 10, 2008

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220081260 **Edgemoor**

**PLAT NO. 220081260**

**Edgemoor**

Located in the southwest corner of the intersection of Montgomery Lane and Woodmont Avenue

TS-R zone; 1 lot

Community Water, Community Sewer

Master Plan Area: Bethesda CBD

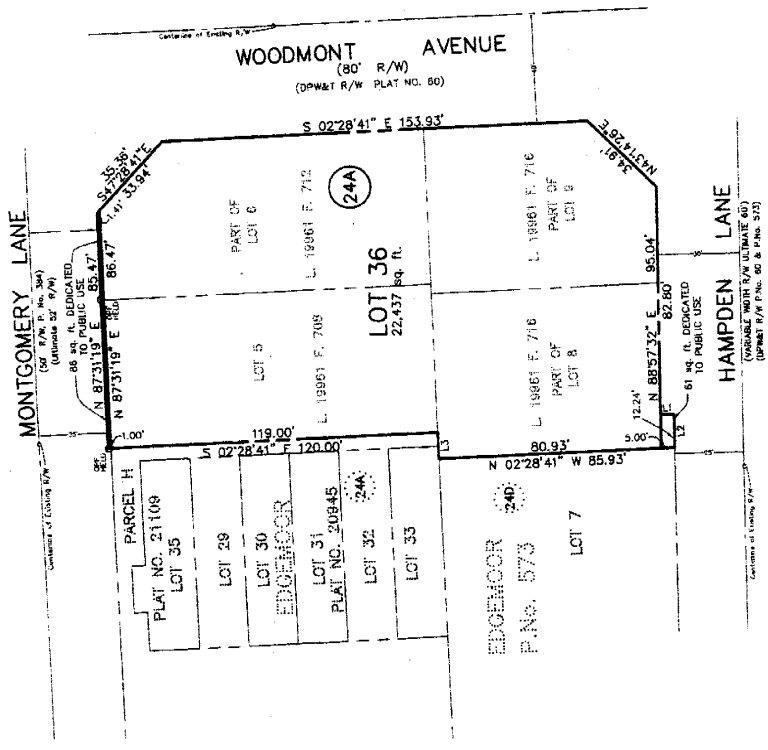
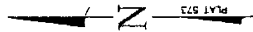
Triumph Development, Applicant

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 120070280, and Site Plan No. 820070060, as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

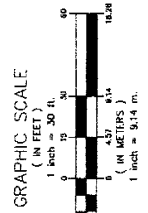
PLAT NO.

LINE	BEARING	DISTANCE
1	S 87°28'41" W	153.93'
2	S 87°28'41" W	153.93'
3	N 87°28'41" E	153.93'
4	N 87°28'41" E	153.93'

LEGEND:  
OFF = Open Pipe Found



PLAT TABULATION  
 Number of Lots = 1  
 Area of Lots = 22,437 sq. ft.  
 Area of Street Dedication = 147 sq. ft.  
 Total Area = 22,584 sq. ft.  
 or 0.51846 Acres



FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ SECRETARY-TREASURER \_\_\_\_\_

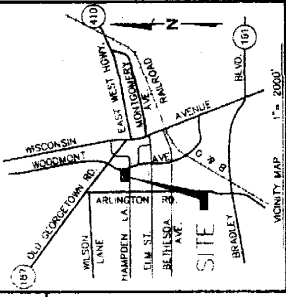
M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_

DIRECTOR \_\_\_\_\_

DATE: \_\_\_\_\_ Plat No. 20811



TAX MAP NO. H1122

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct, that it is a subdivision of the land conveyed to Hampden Lane, LLC by the following conveyances as recited among the land records of Montgomery County, Maryland:

1. M of the land conveyed by John O. Reinhard by deed dated February 20, 1999 and recorded in Liber 19891 of Folio 706;
2. M of the land conveyed by John O. Reinhard by deed dated February 20, 1999 and recorded in Liber 19891 of Folio 716;
3. All of the land conveyed by John O. Reinhard by deed dated February 20, 1999 and recorded in Liber 19891 of Folio 716; and also being a reambodiment of all of Lot 5 and part of Lot 6 of the land conveyed by John O. Reinhard by deed dated February 20, 1999 and recorded in Liber 19891 of Folio 716; and also being a reambodiment of part of Lots 8 and 9, Block 240, as delineated on a plat of subdivision entitled "EDGEMOOR" as recorded among the land records of Montgomery County, Maryland, in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. The total area enclosed on this plat is 22,584 square feet or 0.51846 acres, including 147 square feet of street dedication.

3/19/08 Date  
 Douglas H. Riser  
 Licensed Professional Surveyor  
 Md. Reg. No. 10712

OWNERS CERTIFICATE

Hampden Lane, LLC, a Maryland limited liability company, owner of the property shown hereon, hereby adopts this plat of reambodiment, endorses the streets as shown hereon for public use. As owners of this subdivision, we, our successors and assigns, will cause an property corner survey to be made and recorded in the land records of Montgomery County, Maryland. There are no suits, liens, leases, mortgages or trusts, affecting the property included in this plat of reambodiment.

3/19/08 Date  
 Douglas H. Riser  
 Licensed Professional Surveyor  
 Md. Reg. No. 10712

MHG  
 Macris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 Phone: 301.670.0840  
 Fax: 301.940.0899  
 www.mhg.com

96,349.62

**RECORD PLAT REVIEW SHEET**

Plat Name: Edgemoor Plat Number: 220081260  
 Plan Name: 4901 Hampden Lane Plat Number: 120070280  
 Plat Submission Date: 2-5-08  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: R. Weaver Checked: AB Date 3/27/08

**Initial DRD Review:**

Signed Preliminary Plan - Date 11-9-07 Checked: Initial SOS Date 3-3-08  
 Planning Board Opinion - Date 10-12-07 Checked: Initial SOS Date 3-3-08  
 Site Plan Req'd for Development? Yes X No      Verified By: SOS (initial)  
 Site Plan Name: 4901 Hampden Lane Site Plan Number: 220070060  
 Planning Board Opinion - Date 9-26-07 Checked: Initial SOS Date 3-26-08  
 Site Plan Signature Set - Date 3-19-08 Checked: Initial SOS Date 3-26-08  
 Site Plan Reviewer Plat Approval: Checked: Initial CM Date 3-27-08

Review Items: Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates ok Plan #  Road/Alley Widths ok Easements N/A Open Space N/A  
 Non-standard BRLs N/A Adjoining Land ok Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Branas</u>	<u>2-13-08</u>	<u>2-27-08</u>	<u>2-14-08</u>	<u>EXEMPTION</u>
Research	Bobby Fleury				<u>No REVISIONS</u>
SHA	Doug Mills				
PEPCO	Steve Baxter				
Parks	Doug Powell				
DRD	Nellie Carey			<u>2-29-08</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete:	Initial <u>SOS</u>	Date <u>3/28/08</u>
(All comments rec'd and incorporated into mark-up)		
Engineer Notified (Pick up Mark-up):	<u>SOS</u>	<u>2-29-08</u>
Final Mylar w/Mark-up & PDF Rec'd:	<u>SOS</u>	<u>3-19-08</u>
<b>Board Approval of Plat:</b>		
Plat Agenda:	<u>SOS</u>	<u>4-10-08</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
<b>DPS Approval of Plat:</b>		
Engineer Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
<b>Plat Reproduction:</b>		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Notify Engineer to Seal Plats:	_____	_____
Engineer Seal Complete:	_____	_____
Complete Reproduction:	_____	_____
Sent to Courthouse for Recordation:	_____	_____

No. \_\_\_\_\_

**REVISIONS**

NO.	DATE	REVISIONS	BY

**REVISIONS**

1. Clarify the building footprint and parking spaces.

2. Add notes regarding setbacks and height restrictions.

3. Update site plan to reflect zoning code changes.

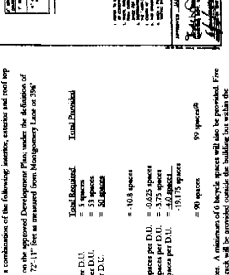
- GENERAL NOTES**
- The site plan is not for construction purposes. The location of existing underground utilities are shown in their approximate locations as per available utility company records. The exact location of all underground utilities, P, U, S, G, or other, are not shown or implied. Any buried or existing utility lines shall be verified by the utility companies prior to any construction.
  - The proposed underground parking level shall be shown on the second ground elevation of the building.
  - Setbacks: 5 feet from all lot lines.
  - Height: Not to exceed 25 feet.
  - Use: Residential, Single-Family, Single-Dwelling.
  - Lot Area: 10,500 sq. ft.
  - Zoning: R-1 (Residential Single-Family).

**DEVELOPER**

TRIUMPH DEVELOPMENT, LLC  
 SUITE 800  
 BETHESDA, MD 20814  
 PHONE: 301-657-1112

**REVISIONS**

NO. DATE DESCRIPTION BY



**DEVELOPMENTAL REGULATIONS**

Montgomery County, Maryland

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**PROPOSED DEVELOPMENT**

EDGE MOOR LOT 7084  
 PART OF LOT 7084  
 RESIDENTIAL - SINGLE DWELLING

**WOODMONT AVENUE**  
 60' R/W PLAT #60

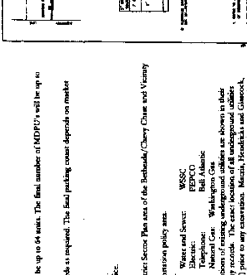
**HAMPDEN LANE**  
 60' R/W PLAT #60

**MONTGOMERY LANE**

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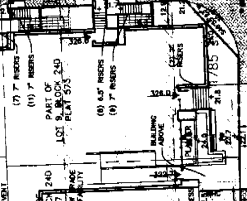
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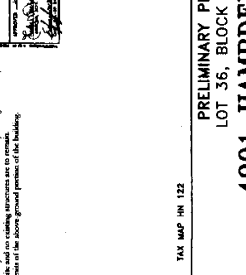
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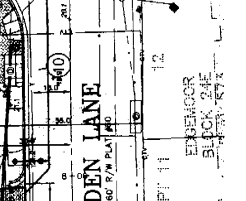
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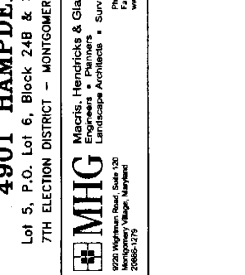
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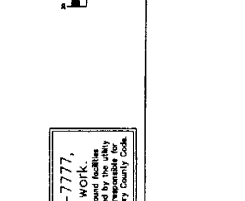
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**REVISIONS**

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**DEVELOPMENTAL REGULATIONS**

Montgomery County, Maryland

**GENERAL NOTES**

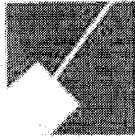
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**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

SEP 12 2007

**MCPB No. 07-164**  
**Preliminary Plan No. 120070280**  
**Hampden Lane**  
**Date of Hearing: June 07, 2007**

**MONTGOMERY COUNTY PLANNING BOARD**

**CORRECTED RESOLUTION<sup>1</sup>**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on October 20, 2006, Hampden Lane, LLC ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 1 lot on 0.52 acres of land located at the northwest quadrant of the intersection of Hampden Lane and Woodmont Avenue ("Property" or "Subject Property"), in the Bethesda Chevy Chase Central Business District (CBD) Sector Plan Master Plan Area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120070280, Hampden Lane ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated May 15, 2007, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on June 7, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

Approved as to  
Legal Sufficiency: DBL 9/24/07

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on June 7, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Wellington; seconded by Commissioner Bryant; with a vote of 5-0, Commissioners Bryant, Hanson, Perdue, Robinson, and Wellington voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 120070280 to create 1 lot on 0.52 acres of land located at the northwest quadrant of the intersection of Hampden Lane and Woodmont Avenue ("Property" or "Subject Property"), in the Bethesda Chevy Chase Central Business District (CBD) Sector Plan master plan area ("Master Plan"), subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 64 hi-rise multi-family dwelling units including a minimum of 12.5% MPDUs.
- 2) The proposed development must comply with the conditions of the approved tree save plan prior to any demolition, clearing, or grading on the subject property.
- 3) Final sediment control plan must be consistent with limits of disturbance as shown on Tree Save Plan, dated 5/22/2007.
- 4) At time of building permit:
  - a) An acoustical engineer must certify through building shell analysis that interior noise levels will not exceed 45 DBA  $L_{dn}$ .
  - b) The builder must construct the buildings in accordance with these acoustical recommendations, with any changes affecting acoustical performance approved by the acoustical engineer, with copy to MNCPPC staff.
  - c) The certification and builder acceptance letter must be provided to MNCPPC Environmental Planning staff before building permits are approved.
- 5) The Applicant must modify the preliminary plan prior to certification, to show the following ADA-compliant pedestrian accommodations:
  - a. ~~The crosswalk must be perpendicular to the curb across Hampden Lane's western leg at the intersection with Woodmont Avenue.~~
  - b. Show on the plan the handicapped ramps on the east and opposite side of Hampden Lane and the north side of Montgomery Lane. If they do not exist, provide them.
- 6) The Applicant must provide five bicycle lockers in the parking garage within 50 feet of the elevators. The applicant will coordinate with Transportation

Planning staff to determine the ultimate location of the bicycle facilities prior to approval of certified site plan.

- 7) The preliminary plan is subject to the Rezoning Case #G-819.
- 8) Final number of dwelling units and MPDU's as per condition #1 above to be determined at the time of site plan.
- 9) The Applicant must comply with conditions of MCDPWT letter dated, May 11, 2007, unless otherwise amended.
- 10) The applicant must provide access and improvements as required by MCDPWT prior to recordation of plat(s).
- 11) The Applicant must comply with the conditions of the MCDPS stormwater management approval dated April 16, 2007.
- 12) The Applicant must dedicate all road rights-of-way shown on the approved preliminary plan to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 13) The Applicant must construct all road improvements within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes. Only those roads (or portions thereof) expressly designated on the preliminary plan, "To Be Constructed By \_\_\_\_\_" are excluded from this condition.
- 14) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 15) Other necessary easements must be shown on the record plat.

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The proposed preliminary plan is subject to the 1994 Sector Plan for the Bethesda Central Business District which recommends high-rise residential and/or garden apartment development at the location of the Subject Property. Page 81 of the sector plan identifies properties zoned TS-R as floating zones. The preliminary plan proposes redevelopment for multi-family residential with MPDUs in accordance with the master plan goals.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*



The proposed 64-apartment development would generate 29 peak-hour trips within the weekday morning (6:30 to 9:30 a.m.) and evening (4:00 to 7:00 p.m.) peak periods. A traffic study is not required to satisfy LATR because the proposed residential development generates less than 30 total peak-hour trips.

#### Master-Planned Roadways and Bikeway

In accordance with the *Bethesda CBD Sector Plan*, Montgomery Lane and Hampden Lane are designated as business district streets with recommended rights-of-way of 52 and 60 feet respectively. Woodmont Avenue is designated as an arterial, A-68, with a recommended 80-foot right-of-way. In accordance with the *County Functional Master Plan of Bikeways*, a shared use path, SP-62, is designated along Woodmont Avenue.

#### Sector-Planned Transportation Demand Management

The site is located in the Bethesda Transportation Management District. As a residential only land use, the applicant is not required to enter into a Traffic Mitigation Agreement to participate in the Bethesda Transportation Management Organization.

#### Available Transit Service

The Bethesda Metrorail Station is located 1,500 feet to the north of the subject site. Although no transit service is available along Montgomery Lane and Hampden Lane, Ride-On routes 49 and 92 and Metrobus routes J-2, J-3, and J-4 operate along Woodmont Avenue.

#### Pedestrian Facilities

Sidewalks exist along Montgomery Lane, Hampden Lane, and Woodmont Avenue. The existing intersections have marked crosswalks and pedestrian signal heads at the signalized intersections. Proposed vehicle and pedestrian access for the subdivision will be safe and adequate with the proposed public improvements.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the

proposed lots and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lot was reviewed for compliance with the dimensional requirements for the TS-R zone as specified in the Zoning Ordinance and the Local Map Amendment Application G-819. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

There is no forest onsite, but three large or specimen trees are present. There are no streams, wetlands, or any associated buffers onsite. The property is exempt from forest conservation requirements. A Forest Conservation exemption (4-07279E) was approved by Environmental Planning staff on 5/22/2007. The property is within the Little Falls watershed; a Use I/I-P watershed.

#### Noise

A noise analysis was performed and detailed in a report by Polysonics, dated 1/11/2007. This analysis demonstrates that current and projected noise levels slightly exceed the 65 dBA  $L_{dn}$  guideline applied to external activity spaces in urban areas. The Woodmont Avenue façade and associated units will be affected the most. This project does not propose any exterior recreation areas and noise mitigation for balconies is impractical. Therefore, only architectural methods will be used to mitigate noise, with a building shell analysis provided at time of building permit to certify that interior noise levels will not exceed the 45 dBA  $L_{dn}$  standard.

#### Tree Save

There are three large or specimen trees onsite and this plan does not propose to retain any of these trees, due to the intensity of development proposed. There are two offsite trees (26" Bitternut Hickory, 12" Red Maple) that will be protected and retained through the use of root pruning and tree protection fence.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting*

*Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

On April 16, 2007, the MCDPS Stormwater Management Section approved the project's stormwater management concept, which includes topsoiling and an engineered sediment control plan for water quality control.


BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed *[MODIFY AS REQUIRED IF BOARD APPROVES PHASES WITH CONCURRENT VALIDITY PERIODS – OR DELETE IF PHASED VALIDITY PERIODS ARE SET FORTH IN CONDITIONS OF APPROVAL]*; and

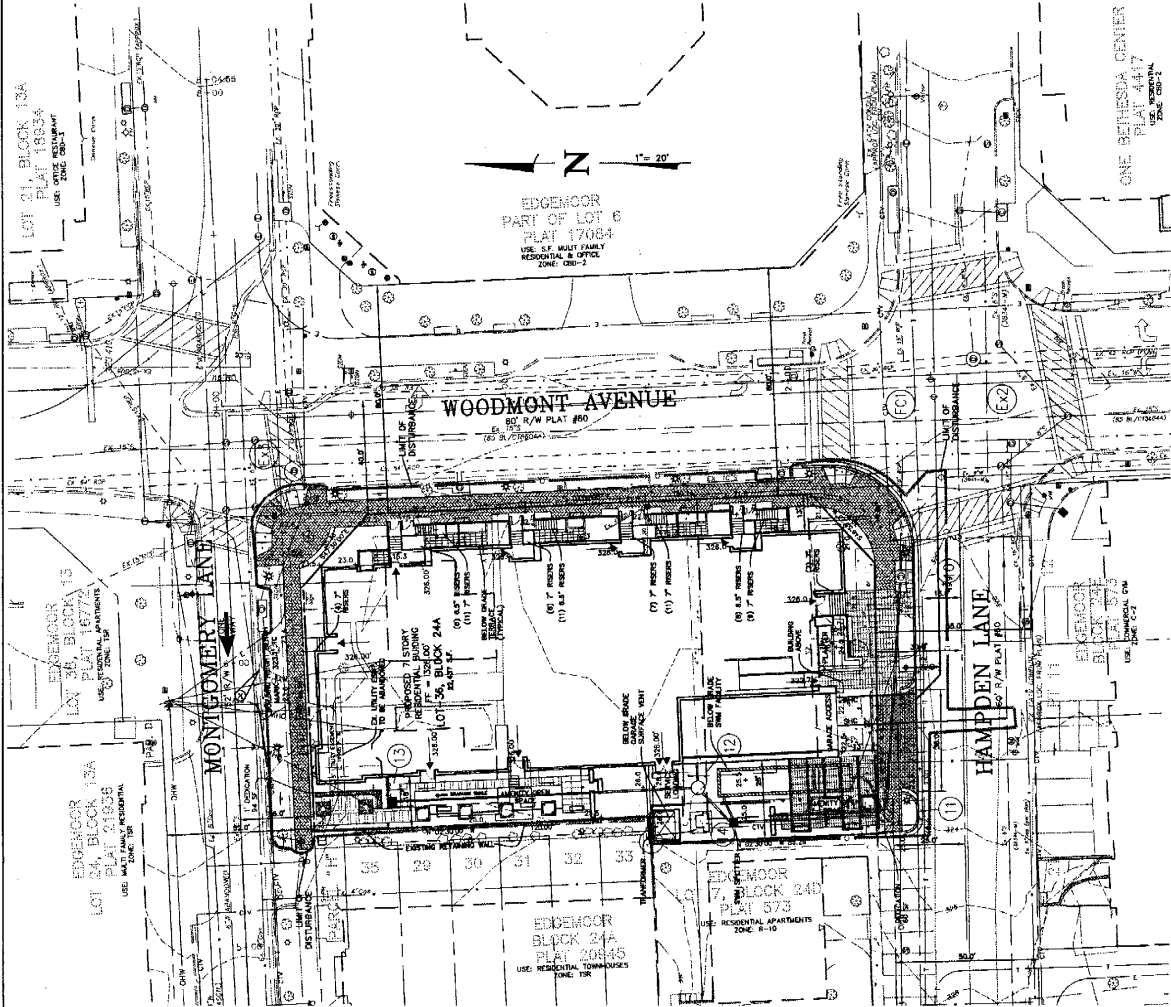
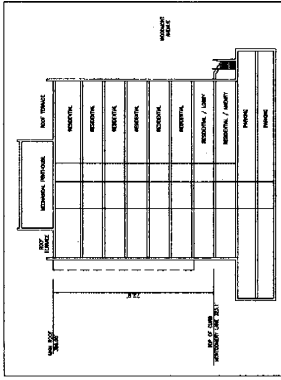
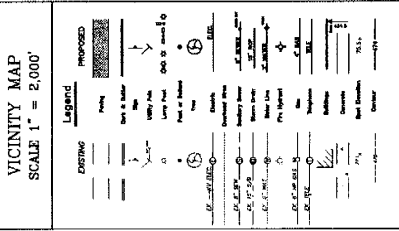
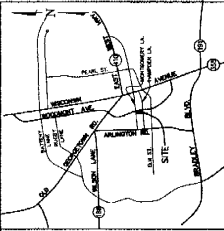
OCT 12 2007 BE IT FURTHER RESOLVED, that the date of this Resolution is (which is the date that this Resolution is mailed to all parties of record); and

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

\* \* \* \* \*

At its regular meeting held on Thursday September 27, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Bryant, seconded by Vice Chair Robinson, with Chairman Hanson, Vice Chair Robinson, and Commissioner Bryant present and voting in favor. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 120070280, Hampden Lane.

  
\_\_\_\_\_  
Royce Hanson, Chairman  
Montgomery County Planning Board



NOTES:  
1. If DPS will not permit the installation of the materials of the intersections of Montgomery Lane and Woodmont Ave. or the intersection of Woodmont Ave. and Hampden Lane, the applicant shall be responsible for the installation of the materials of the intersections at that intersection. An amendment to this site plan will be necessary to implement this design.

DEVELOPER CERTIFICATE  
I, the undersigned, as the holder of the Site Approval for the proposed development, hereby certify that the information provided herein is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 16952. Expiration Date: 4/31/08

Signature: *[Signature]*  
Date: 3-1-08  
Title: Chairman of Engineers

M-SCOPE APPROVAL STAMP  
Certified Site Plan  
File No. 00020006  
Montgomery County Planning Board  
Date: 3-1-08  
Chairman of Engineers

Professional Certification:  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 16952. Expiration Date: 4/31/08

Signature: *[Signature]*  
Date: 3-1-08  
Title: Chairman of Engineers



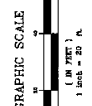
TAX MAP MH 122  
WBSC 209 MH 05

**CERTIFIED SITE PLAN**  
LOT 36, BLOCK 24A  
**SP-3**  
4901 HAMPDEN LANE  
Lot 5, P.O. Lot 6, Block 24B & Lots 4-9, Block 24D  
7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**MHGH**  
Macris, Hendricks & Glascock, P.A.  
Engineers & Planners  
Landscape Architects • Surveyors  
1000 Montgomery Avenue, Suite 200  
Montgomery Village, Maryland  
20888-0776  
www.mhgh.com

NO.	DATE	REVISIONS	BY
1	3/28/07	Rev per DRG comments	VS
2	3/17/08	Rev per DRG comments	VS
3	3/17/08	Rev per DRG comments	VS
4	2/14/08	Rev per outside staff corr.	VS
5	3/5/08	Rev per staff corr.	VS

Project No. 5-3-07  
Sheet No. 3 of 13



Call "Miss Utility" at 1-800-257-7777.  
48 hours prior to the start of work.  
The applicant must notify all utility companies with underground facilities in the project area of the proposed construction. The applicant is responsible for any complaints with requirements of Chapter 26A of the Montgomery County Code.

DEVELOPER  
TRIUMPH DEVELOPMENT, LLC  
8120 WOODMONT AVENUE  
SUITE 800  
BETHESDA, MD 20814  
PHONE: 301-657-1112

ONE BETHESDA CENTER  
PLAT 4407  
"26A" 0801