



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

**MCPB  
ITEM #  
9/18/08**



**MEMORANDUM**

**DATE:** September 7, 2008

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Subdivision Supervisor *CC*  
Development Review Division

**FROM:** Richard A. Weaver, Coordinator (301) 495-4544 *RAW*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision, Resubdivision

**APPLYING FOR:** 4 One-Family Detached Residential Lots and One Outlot

**PROJECT NAME:** Homecrest, Phase II

**CASE #:** 12007043A

**REVIEW BASIS:** Chapter 50, Sec. 50-29 (b) (2), Montgomery County Subdivision Regulations

**ZONE:** R-200

**LOCATION:** Located on the north side of Bel Pre Road opposite intersection with Beaverwood Lane

**MASTER PLAN:** Aspen Hill

**APPLICANT:** Tamara Corporation, et.al.

**ENGINEER:** Dewberry

**DATE FILED:** December 20, 2007

**HEARING DATE:** September 18, 2008

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**Staff Recommendation:** Approval of four lots (Phase II ) and one outlot subject to the following conditions:

- 1) Approval for Phase II of this preliminary plan application is limited to four (4) one-family detached residential lots.
- 2) The applicant must comply with the conditions of approval as per the letter dated 9/2/2008 for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits, as applicable.
- 3) Record plat to reflect a 20' BRL from the Category 1 Conservation Easement on lots 73-76.
- 4) A category I easement shall be shown over all stream valley buffers on the site and reflected on the record plat.
- 5) The applicant must dedicate road right-of-way for Bel Pre Road and the future extension of Big Bear Terrace as shown on the approved preliminary plan to the full width mandated by the Master Plan (unless otherwise designated on the preliminary plan).
- 6) Prior to recordation of the plat(s) for Phase II, the applicant must either acquire the off-site right-of-way for the extension of Big Bear Terrace through the adjacent Moose Lodge Property from MNCPPC, or obtain an access and maintenance easement from MNCPPC that facilitates necessary grading and construction of the proposed driveway.
- 7) Prior to recordation of the plat(s) for Phase II, the applicant must obtain final approval from MCDPS of grading plans for the future extension of Big Bear Terrace within the right-of-way on the adjacent Moose Lodge Property and on the subject property.
- 8) Prior to issuance of building permits for the Phase II lots, and in coordination with the developers of the adjacent Layhill Overlook subdivision, the applicant must grade the entire right-of-way from the terminus of Big Bear Terrace on the Layhill Overlook property to the property boundary of the subject property to the standards for a future secondary road.
- 9) The temporary driveway proposed to be constructed by the applicant within the right-of-way for future Big Bear Terrace must have a minimum 20-foot pavement width, and be constructed to the structural standards of a tertiary street.
- 10) The applicant must construct all road improvements within the right-of-way for Bel Pre Road to the full width mandated by the master plan and to the design standards imposed by all applicable road codes.
- 11) Before any building permit is issued, the applicable school facilities payment must be paid to MCDPS.
- 12) The record plat must reflect common ingress/egress and utility easements over all shared driveways.
- 13) The record plat must reflect all areas under Homeowners Association ownership and specifically identify stormwater management parcels.
- 14) The Applicant must comply with the conditions of the MCDPS stormwater

management approval letter dated February 20, 2008.

15) Compliance with the conditions of the Montgomery County Department of Transportation (MCDOT) approval letter dated May 16, 2008, unless otherwise amended.

16) Other necessary easements shall be shown on the record plat.

## **I. SITE DESCRIPTION (Attachment A)**

The 5.77 acre property "Subject Property" or "Property" is zoned R-200 and is located on the north side of Bel Pre Road opposite the intersection with Beaverwood Lane in the Aspen Hill Planning Area. Uses surrounding the site are RE-2 to the west and east with the undeveloped Argyle Golf Course to the north also zoned RE-2. Immediately confronting the property on Bel Pre Road is an R-150 residential subdivision.

The Property is entirely forested and is bisected by a tributary to the Northwest Branch known as Bel Pre Creek. The Northwest Branch drainage basin in this area is classified as a Use IV stream. Use IV stream systems have sufficiently high water quality that they are capable of supporting seasonally stocked trout for "put and take fishing". The site has no structures on it.

## **II. PROJECT DESCRIPTION (Attachment B)**

### Phase I

This project has been broken into two phases. The application for the entire property was originally submitted as a 6 lot plan, with two lots fronting directly on Bel Pre Road and four lots accessed by a driveway from Bel Pre Road. That driveway crossed a stream to reach the four lots on the northern part of the property. Staff believed the stream crossing to be avoidable because access could be provided by a future master plan secondary road, a portion of which was proposed as part of the Layhill Overlook project (120070490, 12007049A and 82008016) at the corner of Bel Pre Road and Homecrest Road. Staff and the Applicant understood that there was a missing segment of this right-of-way that would need to either be dedicated or purchased from the adjacent Moose Lodge to reach the Subject Property. Staff advised the Applicant that consideration of any development north of the stream was premature because access to this future street was not yet available. Hence, the applicant requested to phase the plan so that the two lots with direct driveway access to Bel Pre Road could move forward, separate of the lots to the north. Phase 1, for two lots, was approved by the Planning Board at the July 5, 2007 public hearing.

### Phase II

Both the amended preliminary plan and site plan for Layhill Overlook have now been approved by the Planning Board. That plan required the dedication and construction of a secondary street across the northern boundary of the property, but it stopped short of

the Subject Property, again because of the intervening Moose Lodge property. At a separate public hearing, staff recommended acquisition of the required right-of-way from the Moose Lodge using ALARF funds since this road is recommended in the master plan and is identified as the primary access to the southern portion of the Argyle Country Club property should it ever come in as a development application. The Planning Board recommended to the County Council that ALARF funds be used to purchase this right-of-way and the County Council approved the acquisition. Hence, the necessary land is now available for the lots in Phase II to have adequate access to a public street. However, actual construction on the lots will in all likelihood be delayed until the Layhill Overlook project builds their portion of the street.

The subject application proposes to resubdivide the previously created Outlot A to create 4 residential lots and one outlot. Outlot A consists of all land not included in the two lots approved as part of Phase I. The area in Outlot A was specifically excluded from consideration in the review of Phase I which was approved by the Board with the following condition:

“Record Plat to contain a note “Outlot A, (Phase II) may be considered for resubdivision by the Montgomery County Planning Board. Any revision to the Category I easements shown on Outlot A will be considered then as an amendment to the forest conservation plan. Outlot A may not be converted to a record lot by the minor subdivision process.”

The lots will be aligned along the northern boundary of the property and share a common driveway to the terminus of the road on Layhill Overlook. The standard R-200 method of development is being used as it was in Phase I. Two lots will have frontage on Bel Pre Road and two will have frontage on the portion of the property being dedicated at the northern tip of the property. Because frontage on Bel Pre Road was necessary, it became impractical to consider this subdivision for cluster development. Clustering would have required that no lots extend into the stream buffers and would have also required that additional environmental benefits be achieved. There were no opportunities to provide additional environmental benefits with a cluster layout, such as protection of areas outside of the normal environmental buffer.

The environmental buffer will be protected with a Category I easement; sufficient backyard space exists between the rear wall of the homes and the stream buffer to allow for reasonable outdoor activities and accessory structures. Sewer will be provided by pressure sewer service to the terminus of the Layhill Overlook road, this to eliminate the need to grade a sewer connection through the stream buffer. Water will be brought in through the same alignment. Stormwater management will control road and rooftop drainage.

A new outlot is to be created on the eastern boundary of the property. The purpose of creating this outlot seems to be to make land available that could be conveyed to the adjacent property owner to accommodate a future request for subdivision. Staff

does not object to the creation of the outlot but has not commented on any future subdivision of the adjacent property.

### **III. ANALYSIS and FINDINGS**

#### **Conformance with the Master Plan**

The Aspen Hill Master Plan “Plan” does not specifically identify the subject property but has specific guidance for protection of environmental resources at this location. In the Land Use and Zoning section of the Plan, the property and surrounding development is identified as suitable for one-family detached housing although other properties in the immediate area do have different zoning densities for residential uses. It stresses the need to provide the appropriate stream buffers for Bel Pre Creek, a use IV stream, and states that “stormwater management facilities must be designed to provide for maintenance of appropriate water quality standards for Use IV streams.” The stormwater management concept has been designed to protect the Use IV stream; staff has made additional strides to protect the stream valley by eliminating the stream crossing and providing access via the Layhill Overlook road. Additionally, the plan proposes single family detached housing in conformance with the Aspen Hill Master Plan. Staff finds the proposed subdivision to be in compliance with the recommendations of the Plan.

#### **Conformance with the Subdivision Regulations**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations, including the requirements for subdivision and resubdivision as specified in Section 50-29, as discussed below.

#### **Section 50-29 – Subdivision**

Pursuant to Section 50-29, and as with all subdivisions, including resubdivisions, the proposed size, width, shape and orientation of the lots must be found to be appropriate for their location within the subdivision taking into account any master plan guidance and the type of development proposed. The Aspen Hill Master Plan is silent as to specific guidance on the layout of subdivisions for this area. However, given the R-200 zoning of the property, the size, shape, width and orientation of the proposed lots are appropriate for this type of medium density, single family development and are consistent with adjacent subdivision layouts. The proposed development of Phase II complies with 50-29 (a) of the Montgomery County Subdivision Regulations.

#### **Section 50-29(b)(2) – Resubdivision**

##### **Statutory Review Criteria**

In order to approve an application for resubdivision, the Planning Board must find that the proposed lots comply with all seven of the resubdivision criteria, set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

Resubdivision. Lots on a plat for the Resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision.

#### Neighborhood Delineation (Attachment D)

In administering the Resubdivision section, the Planning Board must determine the appropriate "Neighborhood" for evaluating the application. Both staff and the Planning Board have always resisted comparing proposed lots to lots in different zoning categories. The abutting Moose Lodge and Argyle Country Club property are within the RE-2 zone and were excluded from the Neighborhood as were lots confronting the Subject Property on Bel Pre Road that are zoned R-150. A number of deed parcels are also excluded, consistent with previous practice.

For the Phase I analysis of this property, the only R-200 lots near the subject property were those on Big Bear Terrace to the east, however, they were all developed using the cluster method of development which allows lots smaller than 20,000 square feet. Because there were no other lots with which to compare, these were included in the Neighborhood for the review of Phase I. Essentially, however, the lots for Phase I were evaluated against the standard zoning requirements for the R-200 zone. The lots approved for Phase I have since been platted and are included in the Neighborhood for this review.

Because the cluster lots were included in the review of Phase I, we believe that they must continue to be given consideration for this review, however, it is understood that proposed lots using the standard method cannot approach the smaller dimensional standards allowed using cluster. Staff does suggest, however, that the proposed subdivision has the feel of a cluster subdivision, given the relatively small buildable areas, tightly clustered in the northern part of the property. Therefore, staff has included a resubdivision chart that includes the cluster lots but believes that this subdivision can also be viewed as a stand-alone neighborhood that transitions densities from the cluster development to the east on Big Bear Terrace, to the RE-2 zoned Moose Lodge Property to the west. Staff notes for the Board's attention that the subject property is the largest remaining single property compared to any of the surrounding R-200 zoned properties. The results of the analysis performed below support the finding that the proposed lots are more in character with the Neighborhood than the existing outlot with respect to all seven of the resubdivision criteria. Resubdivision Tables are also included that also support this review (Attachment E).

#### Resubdivision Analysis

Staff has reviewed the submitted application for compliance with the Resubdivision Criteria pursuant to Section 50-29 (b) (2) and has the following analysis:

**Size: The proposed lots are of the same character with respect to size as all lots in the neighborhood.**

The two lots approved as part of Phase I are platted at 21,672 and 25,409 square feet under the standard method. One of the cluster lots is larger than any of the proposed lots. The four proposed lots are 20,480, 48,386, 53,321 and 54,713, square feet in size. One lot is smaller than the smallest lot approved in Phase I by approximately 1200 square feet (20,480 v. 21,672) Staff believes that these two lots are very similar in size; the difference would be visually imperceptible. Three of the four proposed lots are large because they include considerable stream buffer area that is not buildable. The Board has historically found that resubdivided lots that are larger than those in the Neighborhood to which they are compared are not necessarily out of character solely because of size. In this instance, the existing recorded property is larger than other lots in the neighborhood and significantly larger than the minimum lot size for the zone. The proposed lots are more in character with the neighborhood and will provide a transition from the smaller lots to the east and the large lot of the Moose Lodge Property (4.0 acres) to the west. The proposed lot sizes, therefore; are in character with other lots in the neighborhood.

**Area: The proposed lots are of the same character with respect to area as the lots in the neighborhood.**

The two lots approved with Phase I have 8,147 square feet and 11,054 square feet of buildable area. The buildable area of the proposed lots (8,973, 9,952, 11,050 and 14,768 square feet) are all larger in area than the cluster lots. As is the case with proposed lot sizes, the buildable areas of the proposed lots are more in character with the existing lots in the neighborhood than the existing recorded property and will provide a transition from the cluster lots to the Moose Lodge lot. Staff finds them to be of the same character as the other lots in the Neighborhood with respect to area.

**Shape: The proposed lot shapes are in character with other lots in the neighborhood.**

The two Phase I lots are best described as generally rectangular. The shape of the cluster lots vary from irregular to trapezoid to generally rectangular. The proposed lot shapes are influenced by the shape of the overall property and the presence of the stream buffer. Smaller clustered lots that exclude the stream buffer would be preferable but are not possible on this particular property. Consequently, the stream buffer is incorporated into the lots, to achieve the minimum lot sizes of a standard method subdivision. This results in lots that are irregularly shaped overall, but are not out of character with the neighborhood because the buildable portions are typical of the shape of existing lots. For this location and for these reasons, the lot shapes are in character with the Neighborhood.

**Width: The proposed lots are of the same character with respect to width as the other lots in the neighborhood.**

The two lots approved in Phase I are 110 feet and 126 feet wide at the building line. The proposed lot widths are 100, 100, 155 and 166 feet wide. All four lots are out of the range when compared to the two Phase I lots, being either slightly narrower or wider, and are wider than any of the cluster lots. However, this difference in width does not make them out of character with the neighborhood because the proposed widths meet the requirements of the underlying zone and are reasonable for this transitional property.

**Alignment: The proposed lots are of the same character with respect to alignment as all lots in the neighborhood.**

The two lots approved in Phase I align perpendicular to the street, the cluster lots include radial, perpendicular, pipestem and angular alignments. The four proposed lots are all at an angle to the roadway and removed from the pavement but are perpendicular to the driveway that serves them. Staff finds that the lots are of the same character with all lots with respect to alignment.

**Frontage: The proposed lots are of the same character with respect to frontage as the lots in the neighborhood.**

The two Phase I lots (71 and 72) have frontages of 110 and 105 feet, respectively. The cluster lots within the Neighborhood range in frontage from 25 feet to 187 feet. The proposed lots will have frontages of 25 feet, 30 feet, 54 feet and 90 feet. They fall within the range and are of the same character.

**Suitability: The proposed lots are suitable for residential development as are all other lots in the neighborhood.**

In summary, the analysis performed by staff indicates that the proposed lots comply with all seven of the resubdivision criteria outlined in Sec. 50-29(b)(2). Given the location of this property as a transition from the smaller lots to the east, which were developed as a cluster, and the larger RE-2 lot to the west, the lots fit well into the range of dimensions and shapes in the Neighborhood. They are all of the same character with respect to the area, size, shape, street frontage, alignment, width and suitability of the existing lots to the proposed lots.

### **Adequate Public Facilities**

#### **Roads and Transportation Facilities**

The project will generate less than 30 peak hour trips and, therefore, is not required to provide a detailed traffic study or meet Local Area Transportation Review (LATR) requirements. The project is not subject to Policy Area Mobility Review (PAMR) because the initial application for six lots was submitted prior to January, 2007.



Proposed vehicle and pedestrian access will be safe and adequate to serve the proposed lots. The applicant must obtain an easement through the right-of-way on the former Moose Lodge property from MNCPPC to construct access to the four lots. That access will be provided by a driveway through the right of way from the end of the road constructed by the Layhill Overlook developers. The Montgomery County Department of Transportation (MCDOT) is requiring the Applicant to grade all portions of the driveway that fall within the right-of-way to the final street grade for eventual connection to the grade on the Argyle Country Club Property. Preliminary grading plans have been reviewed by MNCPPC and MCDOT to assure proper grades are maintained. Final approval of the street grade plans by MCDOT is required prior to recordation of the plats. The Applicant will also be required to build the 20 foot wide driveway within the right-of-way to appropriate street standards and to record a covenant with the County for a pro rata, cost share of the eventual upgrade of the road (identified as Big Bear Terrace). It will be incumbent upon the future developers of the Argyle Country Club to purchase the right-of-way from MNCPPC when access to their property is required. Argyle Country Club developers will then be the likely major contributors to the eventual completion of this road to secondary street standards, including provision of sidewalks.

To determine the amount of contribution this Applicant should make toward acquisition of the offsite right-of-way with County funds, staff reviewed a cost comparison submitted by the Applicant's engineer which compared the projected cost of completing a driveway from Bel Pre Road across the stream, to the costs of grading and constructing a driveway meeting MCDOT grade and structural requirements in the right-of-way. Based on the analysis, dated April 25, 2008, (Attachment F) the projected costs to the applicant are essentially equal. Since the applicant will make a significant contribution toward the future public road by bringing the entire right-of-way to final grade, staff supports the applicant's position that no further contribution toward acquisition of the right-of-way is required. Therefore, staff's recommended condition provides the option for the applicant to obtain an access and maintenance easement.

### **Other Public Facilities**

Other public facilities and services are available and will be adequate to serve the proposed development. MCDPS has approved a stormwater management concept for the site consisting of on-site water quality control measures using infiltration techniques. Fire and Rescues Services have also reviewed the plan and determined that the property has appropriate access for fire and rescue vehicles. Schools at the middle and high school level are operating within capacity. But because elementary schools are currently operating between 105-120% capacity, a school facilities payment must be made prior to the issuance of building permits. Other public facilities and services, such as police stations, firehouses and health services are operating according to the Growth Policy Resolution currently in effect and will be adequate to serve the property. All other agencies have recommended approval of the application with respect to public facilities.

### **Conformance with the Zoning Ordinance**

The lots were reviewed for compliance with the dimensional requirements for the R-200 zone as specified in the Zoning Ordinance, Chapter 59. The lots 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.

### **Conformance with Chapter 22A and the Environmental Guidelines**

#### **Environmental Guidelines**

The applicant submitted a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) to M-NCPPC for review and approval. Environmental Planning staff approved NRI/FSD 4200070620 on November 28, 2006. The approved NRI/FSD indicates 5.73 acres of existing forest, 3.03 acres of environmental buffers, and no wetlands or floodplains. A first order tributary of Bel Pre Creek travels from the western property line across the middle of the property to the south east. The environmental buffers are completely forested. All environmental buffers will be included in a Category I forest conservation easement. Road access will be provided by the extension of Big Bear Terrace, with the sewer service and other utilities in the associated disturbance. There will be no disturbance of the stream and associated buffer. The plan is in compliance with the Board adopted *Environmental Guidelines*.

#### **Forest Conservation**

This plan proposes to remove 3.14 acres of forest, including 0.39 acres of offsite forest, as part of the development. The remaining 2.98 acres of forest will be retained and placed in Category I easements. All forest conservation requirements are being met onsite. Staff finds that the plan complies with Chapter 22AA, the Montgomery County Forest Conservation Law.

### **IV. CITIZEN CORRESPONDENCE**

The application was submitted prior to the new requirement to conduct a pre-submission meeting with area residents; however, the application was forwarded to all adjacent and confronting property owners, as well as local civic associations. No correspondence has been received to date.

### **V. CONCLUSION**

Staff finds that Preliminary Plan #12007043A Homecrest, Phase II, meets all applicable requirements of the Subdivision Regulations, Aspen Hill Master Plan, and the Zoning Ordinance. The four lots proposed under this preliminary plan meet all seven of the resubdivision criteria defined in Section 50-29(b) (2) of the Subdivision Regulations. The lots are of the same character in comparison to the lots in the Neighborhood, namely: size, area, shape, width, alignment, frontage and suitability. The lots are consistent with the recommendations of the Aspen Hill Master Plan and meet the minimum dimensional

requirements of the Zoning Ordinance. As such, Staff recommends approval of the preliminary plan, subject to compliance with the conditions cited above.

**Attachments:**

- Attachment A – Vicinity Map
- Attachment B – Preliminary Plan
- Attachment C– Aerial Photo
- Attachment D – Neighborhood Delineation
- Attachment E. - Resubdivision Tables
- Attachment F – Applicant Letter

Table 1: Preliminary Plan Data Table and Checklist

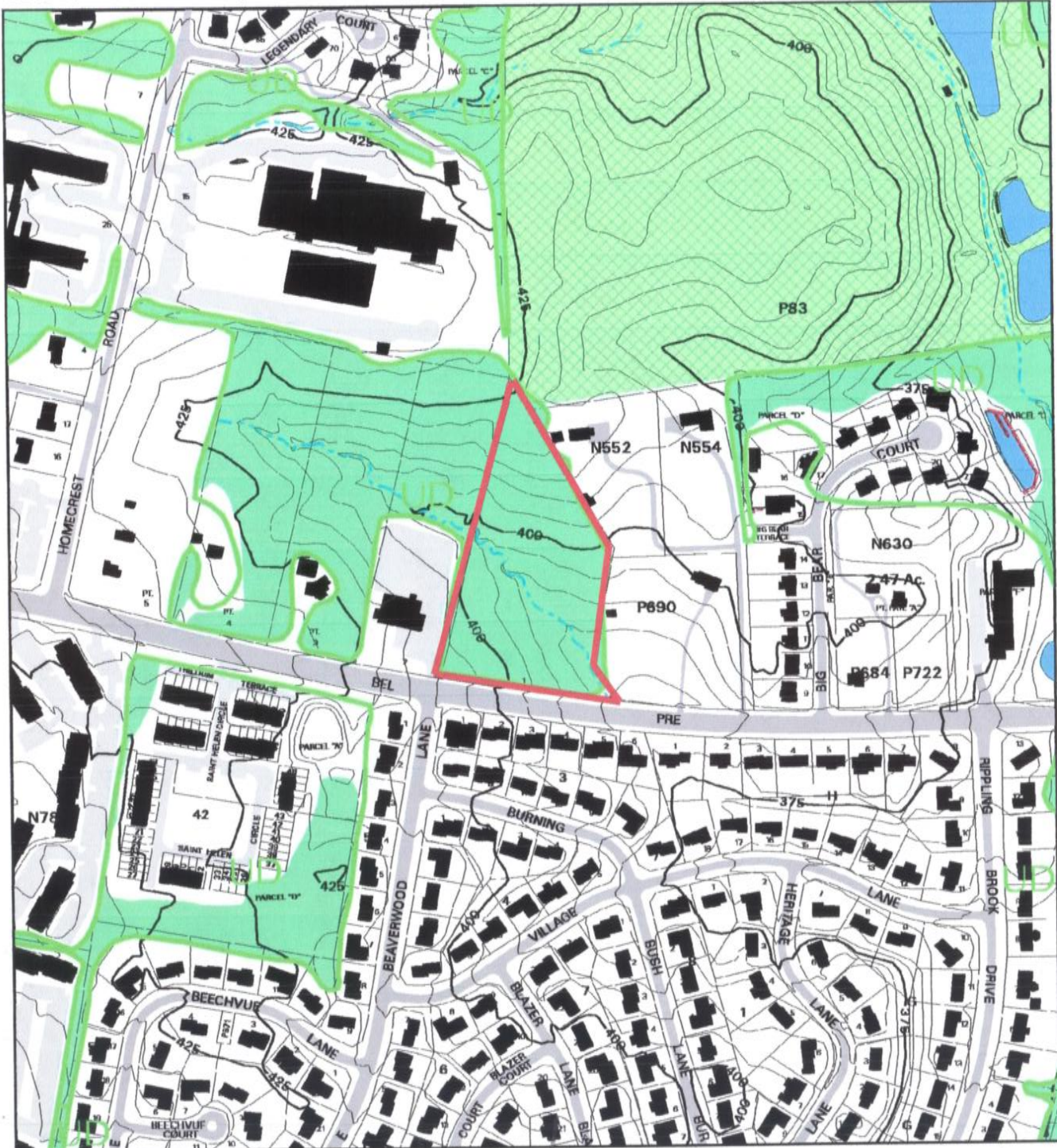
<b>Plan Name: Homecrest, Phase II</b>				
<b>Plan Number: 12007043A</b>				
<b>Zoning: R-200</b>				
<b># of Lots: 4</b>				
<b># of Outlots: 1</b>				
<b>Dev. Type: One family detached residential</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	20,000 sq. ft.	20,419 sq. ft. is minimum proposed	RW	9/5/08
Lot Width	100 ft.	100 ft. is minimum proposed	RW	9/5/08
Lot Frontage	25 ft.	25 ft. is minimum proposed	RW	9/5/08
Setbacks				
Front	40 ft. Min.	Must meet minimum <sup>1</sup>	RW	9/5/08
Side	12 ft. Min./25 ft. total	Must meet minimum <sup>1</sup>	RW	9/5/08
Rear	30 ft. Min.	Must meet minimum <sup>1</sup>	RW	9/5/08
Height	50 ft. Max.	May not exceed maximum <sup>1</sup>	RW	9/5/08
Max Resid'l d.u. per Zoning	11	4	RW	9/5/08
MPDUs	N/A		RW	9/5/08
TDRs	N/A		RW	9/5/08
Site Plan Req'd?	No		RW	9/5/08
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes	RW		9/5/08
Road dedication and frontage improvements	Yes	Agency letter		5/16/08
Environmental Guidelines	Yes	Staff memo		9/4/08
Forest Conservation	Yes	Staff memo		9/4/08
Master Plan Compliance	Yes	RW		6/25/07
Other (i.e., parks, historic preservation)	N/A			
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes	Agency letter		2/20/08
Water and Sewer (WSSC)	Yes	Agency comments		12/20/07
10-yr Water and Sewer Plan Compliance	Yes	Agency comments		12/20/07
Well and Septic	N/A			
Local Area Traffic Review	N/A			
Fire and Rescue	Yes	Agency letter		3/17/08
Other (i.e., schools)	N/A			

<sup>1</sup> As determined by MCDPS at the time of building permit.



# HOMECREST (12007043A)

# Attachment A



Map compiled on January 07, 2008 at 4:04 PM | Site located on base sheet no - 219NW03

## NOTICE

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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8287 Georgia Avenue - Silver Spring, Maryland 20910-3700

Key Map



Research & Technology Center  
0 400  
1 inch = 400 feet  
1 : 4800



PRIVATE RESIDENTIAL DRIVEWAY



**OWNER'S CERTIFICATE**  
 I, the undersigned, being the owner of the above described property, hereby certify that the same is being offered for sale and that the same is being offered for sale in accordance with the provisions of the Maryland Subdivision Control Act, Chapter 20, of the Code of Maryland Annotated, Article 21, and that the same is being offered for sale in accordance with the provisions of the Maryland Subdivision Control Act, Chapter 20, of the Code of Maryland Annotated, Article 21, and that the same is being offered for sale in accordance with the provisions of the Maryland Subdivision Control Act, Chapter 20, of the Code of Maryland Annotated, Article 21.



**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/01	INITIAL DESIGN
2	10/1/01	REVISIONS TO LOT 73
3	10/1/01	REVISIONS TO LOT 74
4	10/1/01	REVISIONS TO LOT 75
5	10/1/01	REVISIONS TO LOT 76
6	10/1/01	REVISIONS TO OUTLOT B

**NOTES**

1. ALL LOT LINES ARE BASED ON THE 1998 SURVEY.
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10. ALL LOT LINES ARE BASED ON THE 1998 SURVEY.

**DEVELOPER**  
 TAYLOR & ASSOCIATES  
 1000 WILSON AVENUE  
 SUITE 200  
 BALTIMORE, MD 21201  
 PHONE: 410-528-1000  
 FAX: 410-528-1001





# HOMECREST (12007043A)

Attachment C



Map compiled on January 08, 2008 at 8:28 AM | Site located on base sheet no - 219NW03 | Date of Orthophotos: April 2006 - Used with permission from Montgomery County Government

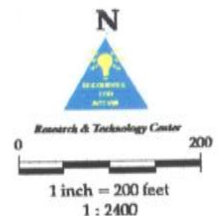
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**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue - Silver Spring, Maryland 20910-1700





P 83





**Neighborhood for**  
**Resubdivision: Homecrest - Phase 2**  
**New Lots 73 - 76 & Outlot B**

August 2008

Ranked By Lot Number

Attachments

Lot #	Block	Frontage (ft.)	Alignment	Size (sq. ft.)	Shape	Width (ft.)	Area (sq. ft.)
4		115.00	perpendicular	11,701	trapezoid	105.00	4,560
5		85.00	perpendicular	10,357	rectangular	86.00	3,380
6		104.00	perpendicular	11,047	generally rectangular	92.00	3,888
7		61.00	radial	20,088	generally rectangular	110.00	6,950
9		81.00	corner perpendicular	16,232	rectangular	86.00	5,967
10		74.00	perpendicular	13,602	rectangular	74.00	6,307
11		74.00	perpendicular	13,653	rectangular	74.00	6,360
12		74.00	perpendicular	13,651	rectangular	74.00	6,360
13		74.00	perpendicular	13,649	rectangular	74.00	6,360
14		64.00	corner perpendicular	16,109	irregular	88.00	6,201
15		46.00	corner radial	18,498	irregular	105.00	8,250
16		25.00	pipe stem	14,031	irregular	94.00	5,548
17		66.00	angular	11,961	irregular	110.00	4,800
18		187.00	perpendicular	16,506	generally rectangular	175.00	4,210
19		81.00	perpendicular	12,772	generally rectangular	81.00	5,100
20		90.00	radial	15,070	trapezoid	88.00	8,010
21		25.00	pipe stem	21,055	irregular	130.00	6,060
22		63.00	perpendicular	15,264	generally rectangular	112.00	4,200
71		110.00	perpendicular	25,409	generally rectangular	126.00	8,147
72		105.00	perpendicular	21,672	generally rectangular	110.00	11,054
73		99.00	perpendicular	48,491	irregular	166.00	14,768
74		25.00	pipe stem	53,228	irregular	100.00	9,952
75		25.00	pipe stem	54,682	irregular	100.00	11,050
76		54.00	angular	20,419	irregular	155.00	8,973

Shaded area indicates proposed lots

## Comparable Lot Data Table

**Neighborhood for  
Resubdivision: Homecrest - Phase 2  
New Lots 73 - 76 & Outlot B**

**August 2008**

## Ranked By Size

Lot #	Block	Frontage (ft.)	Alignment	Size (sq. ft.)	Shape	Width (ft.)	Area (sq. ft.)
5		85.00	perpendicular	10,357	rectangular	86.00	3,380
6		104.00	perpendicular	11,047	generally rectangular	92.00	3,888
4		115.00	perpendicular	11,701	trapezoid	105.00	4,560
17		66.00	angular	11,961	irregular	110.00	4,800
19		81.00	perpendicular	12,772	generally rectangular	81.00	5,100
10		74.00	perpendicular	13,602	rectangular	74.00	6,307
13		74.00	perpendicular	13,649	rectangular	74.00	6,360
12		74.00	perpendicular	13,651	rectangular	74.00	6,360
11		74.00	perpendicular	13,653	rectangular	74.00	6,360
16		25.00	pipe stem	14,031	irregular	94.00	5,548
20		90.00	radial	15,070	trapezoid	88.00	8,010
22		63.00	perpendicular	15,264	generally rectangular	112.00	4,200
14		64.00	corner perpendicular	16,109	irregular	88.00	6,201
9		81.00	corner perpendicular	16,232	rectangular	86.00	5,967
18		187.00	perpendicular	16,506	generally rectangular	175.00	4,210
15		46.00	corner radial	18,498	irregular	105.00	8,250
7		61.00	radial	20,088	generally rectangular	110.00	6,950
76		54.00	angular	20,419	irregular	155.00	8,973
21		25.00	pipe stem	21,055	irregular	130.00	6,060
72		105.00	perpendicular	21,672	generally rectangular	110.00	11,054
71		110.00	perpendicular	25,409	generally rectangular	126.00	8,147
74		25.00	pipe stem	53,228	irregular	100.00	9,952
75		25.00	pipe stem	54,682	irregular	100.00	11,050
73		99.00	perpendicular	48,491	irregular	166.00	14,768
Shaded area indicates proposed lots							



203 Perry Parkway  
Suite 1  
Gaithersburg, Maryland 20877-2169

301 948 8300  
301 258 7607 fax  
www.dewberry.com

Attachment F

April 23, 2008

APR 28 2008

Cathy Conlon  
Development Review Division  
Maryland National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Homecrest Plan # 12007043A, Cost  
comparison between access to Lots 73, 74,  
75, & 76 from either Bel Pre Road or from  
Big Bear Terrace

Dear Cathy:

As per yours and Bill Gries' request, Dewberry prepared a construction cost study for providing access to Lots 73, 74, 75, & 76 using a private driveway from Bel Pre Road and from Big Bear Terrace (a Master Plan road) using a 20' driveway within a 60' secondary residential ROW. The unit cost for the various items was directly taken from Montgomery County DPS bond estimation list.

Attached you will find the construction cost estimate for constructing the private driveway from Bel Pre road and the public big Bear Terrace driveway. We determined that the approximate construction costs for the two options are as follows:

- Bel Pre Road Private Driveway- \$48,728.16
- Big Bear Terrace Driveway Extension- \$49,247.35

Concerning the proposed driveway culvert, the smallest bottomless box culvert, that the Contech Construction Products, Inc. specifies, has a 8'9" span with a 2'6" rise and a opening area of 18.4 SF. The smallest bottomless Low Profile Arch has a 20'1" span with a 7'6" rise and an opening area of 120 SF. These two types of bottomless culvert are not suitable to meet the site conditions of this private driveway culvert, due to this proposed size and result in additional disturbance of the existing channel.

In talking to Richard Gee, MCDPS, Water Resources, in his opinion, a possible solution is to provide a bottomless driveway culvert, yet meet the existing site conditions is to provide a 60", 12 gauge, aluminized steel Type II CMP. Then install the 60" CMP invert about 2'± below the existing channel invert and lay the 60" CMP at the same slope as the existing channel. At the downstream end of the 60" CMP, provide a concrete weir wall with the top of the weir matching the existing invert and shape of the channel, using the excavated material, backfill the inside of the 60" culvert to provide the channel bottom within the 60" culvert. In this way, a bottomless culvert could be provided with the necessary waterway opening to pass the 10 year developed storm and meet the existing site conditions.

If you have any questions do not hesitate to contact me.

Very truly yours,

Ronald M. Mijan, P.E.  
Senior Associate

cc: William Gries, MNCPPC, Parks Department

RMM:mdb  
MNCPPC.Cathy Conlon.Homecrest Cost Estimate

**I. Bel Pre Road Private Driveway****A. Private Driveway & MCDPS Entrance Engineering & Survey Design Cost**

1. Private Driveway Culvert Profile	\$	450.00
2. Private Driveway Silte/SWM Design Plan	\$	2,500.00
3. MCDPS Entrance Plan	\$	550.00
4. MCDPS Entrance Traffic Control Plan for Bel Pre Road	\$	2,250.00
5. MCDPS Entrance Permit Application	\$	250.00
<b>TOTAL</b>	<b>\$</b>	<b>6,000.00</b>

**B. Construction Costs for Private Driveway**

1. Clearing and Grubbing	0.61ac @ 3,500 =	\$	2,135.00
2. Roadway Excavation	118cy @ 8.10 =	\$	955.80
3. Borrow Excavation	170cy @ 10.00 =	\$	1,700.00
4. 60" CMP 12 gauge Aluminized Steel	40 LF @ 111.00 =	\$	4,440.00
5. Concrete Weir Wall		\$	500.00
6. Silt Fence	810 LF @ 4.50 =	\$	3,645.00
7. Stabilized Construction Entrance		\$	1,500.00
8. Water Quality Grass Channel	520 LF @ 10.00 =	\$	5,200.00
9. 60" CMP End Section	1 Each @ 360.00 =	\$	360.00
10. MSHA Cl.1 Rip Rap	20SY @ \$50.00 =	\$	1,000.00
11. 4" Driveway Pavement	905 SY @ 11.00 =	\$	9,955.00
12. Seed and Mulch	1060SY @ 2.00 =	\$	2,120.00
<b>TOTAL</b>		<b>\$</b>	<b>33,510.80</b>

**C. Construction Costs for Private Driveway within MCDPS ROW**

1. Removal of Existing Curb and Gutter	86 LF @ 12.00 =	\$	1,032.00
2. Removal of Existing Sidewalk	36 SY @ 8.00 =	\$	288.00
3. Intersection Type Driveway Apron	1 Each @ 3,500.00 =	\$	3,500.00
4. Maintenance of Traffic for Bel Pre Road	1 Each @ 1,500.00 =	\$	1,500.00
<b>TOTAL</b>		<b>\$</b>	<b>6,320.00</b>

**D. MCDPS Permit Fee**

<b>Construction Costs</b>	
5% contingency	\$ 6,636.00
BOND	\$ 6,700.00
Permit Fee @ 12.515%	\$ 838.51
Permit Fee + 10%	\$ 922.36
Automation Fee	

**E. Construction Stakeout**

a. MCDPS Curb & Gutter	\$	200.00
b. Driveway Culvert & Weir Wall	\$	250.00
c. Center of Driveway	\$	500.00
d. Grass Water Quantity Channels	\$	525.00
e. Limit of Disturbance	\$	500.00
<b>TOTAL</b>	<b>\$</b>	<b>1,975.00</b>

A. Engineering Design Costs	\$	6,000.00
B. Construction Cost Private Driveway	\$	33,510.80
C. Construction Costs MCDPS ROW	\$	6,320.00
D. MCDPS Permit Fee	\$	922.36
E. Construction Stakeout	\$	<u>1,975.00</u>
TOTAL	\$	48,728.16

## II. Big Bear Terrace Driveway Extension

### A. Engineering Design Costs

	<u>Cost</u>
1. Topographic Survey/Boundary Survey	\$ 4,500.00
2. Base Plan	\$ 1,500.00
3. MCDPS Grade Establishment	\$ 2,500.00
4. MCDPS Soil Boring Plan	\$ 750.00
5. MCDPS Sediment Control/SWM Plan	\$ 2,750.00
6. MCDPS Storm Drain and Paving Plan	\$ 2,000.00
7. MCDPS Soil Boring, Drilling, and Report	\$ 1,500.00
8. MCDPS Grading, Storm Drain & Paving Permit Application	\$ 500.00
<b>TOTAL</b>	<b>\$ 16,000.00</b>

### B. Construction Stakeout Costs

1. Stakeout Centerline for Grading	\$ 250.00
2. Stakeout LOD	\$ 250.00
3. Stakeout Centerline for Paving	\$ 250.00
4. Monument ROW	\$ 500.00
<b>TOTAL</b>	<b>\$ 1,250.00</b>

### C. Construction Cost

1. Clearing and Grubbing	0.5ac @ 3,500 =	\$ 1,750.00
2. Roadway Excavation	50cy @ 8.10 =	\$ 405.00
3. Borrow Excavation	800cy @ 10.00 =	\$ 8,000.00
4. Silt Fence	245LF @ 3.50 =	\$ 857.50
5. Earth Dike	245LF @ 3.50 =	\$ 857.50
6. Stabilized Construction Entrance	1 @ 1500.00 =	\$1,500.00
7. MCDPS 6" Secondary Pavement	570 SY @ 14.00 =	\$ 7,980.00
8. Sodding	1650SY @ 4.00 =	\$ 6,600.00
<b>TOTAL</b>		<b>\$ 27,950.00</b>

### D. MCDPS Permit Fee

<u>Construction Cost</u>	
5% contingency	\$ 29,347.50
Bond	\$ 29,400.00
Permit Fee @ 12.515%	\$ 3,679.41
Permit Fee + 10%	\$ 4,047.35
Automation Fee	

A. Engineering Design Costs	\$	16,000.00
B. Construction Cost Private Driveway	\$	27,950.00
C. Construction Costs MCDPS ROW	\$	4,047.35
D. MCDPS Permit Fee	\$	<u>1,250.00</u>
E. Construction Stakeout	\$	49,247.35
TOTAL		