



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

MCPB

Item # 2

10/22/09

MEMORANDUM

DATE: October 9, 2009

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 October 22, 2009

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:

220100070 **Walnut Hill, Section One**
220100130 **Glen Hills**
220100150 **Chevy Chase, Section 4**

Plat Name: Walnut Hill, Section One
Plat #: 220100070

Location: Located on the north side of North Westland Drive, 325 feet east of South Frederick Avenue
Master Plan: Gaithersburg Vicinity
Plat Details: C-2 zone; 1 parcel
Community Water, Community Sewer
Applicant: Standard Properties, Inc.

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. 12004031A (MCPB Resolution No. 09-65, adopted October 8, 2009), as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plan.

Staff notes that the attached Preliminary Plan has not been certified by Subdivision Supervisor Cathy Conlon as of the date of this report. Staff will not obtain Chairman Hanson's signature on the plat mylar until said Preliminary Plan has been certified.

RECORD PLAT REVIEW SHEET

Plat Name: Walnut Hill Plat Number: 220000070
 Plan Name: North Westland Building Plan Number: 12004031A
 Plat Submission Date: 7-29-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: P. Butler Checked: PB Date 9/15/09

Initial DRD Review:

Signed Preliminary Plan - Date _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date 8-5-09 Checked: Initial SS Date 8/20/09
 Site Plan Req'd for Development? Yes _____ No X Verified By: SS (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: _____ Checked: Initial _____ Date _____

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

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>7-29-09</u>	<u>8-14-09</u>	<u>8-13-09</u>	<u>No. REVISIONS</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>7-31-09</u>	<u>OK</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>		
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>		
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>		
DRD	<u>Nellie Carey</u>	<u>↓</u>	<u>↓</u>		

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

DPS Approval of Plat:

Engineer Pick-up for DPS Signature:
 Final Mylar for Reproduction Rec'd:

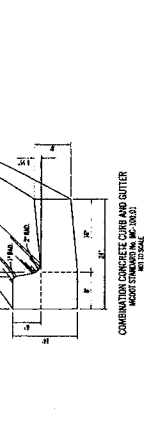
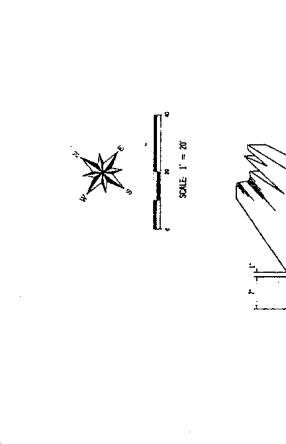
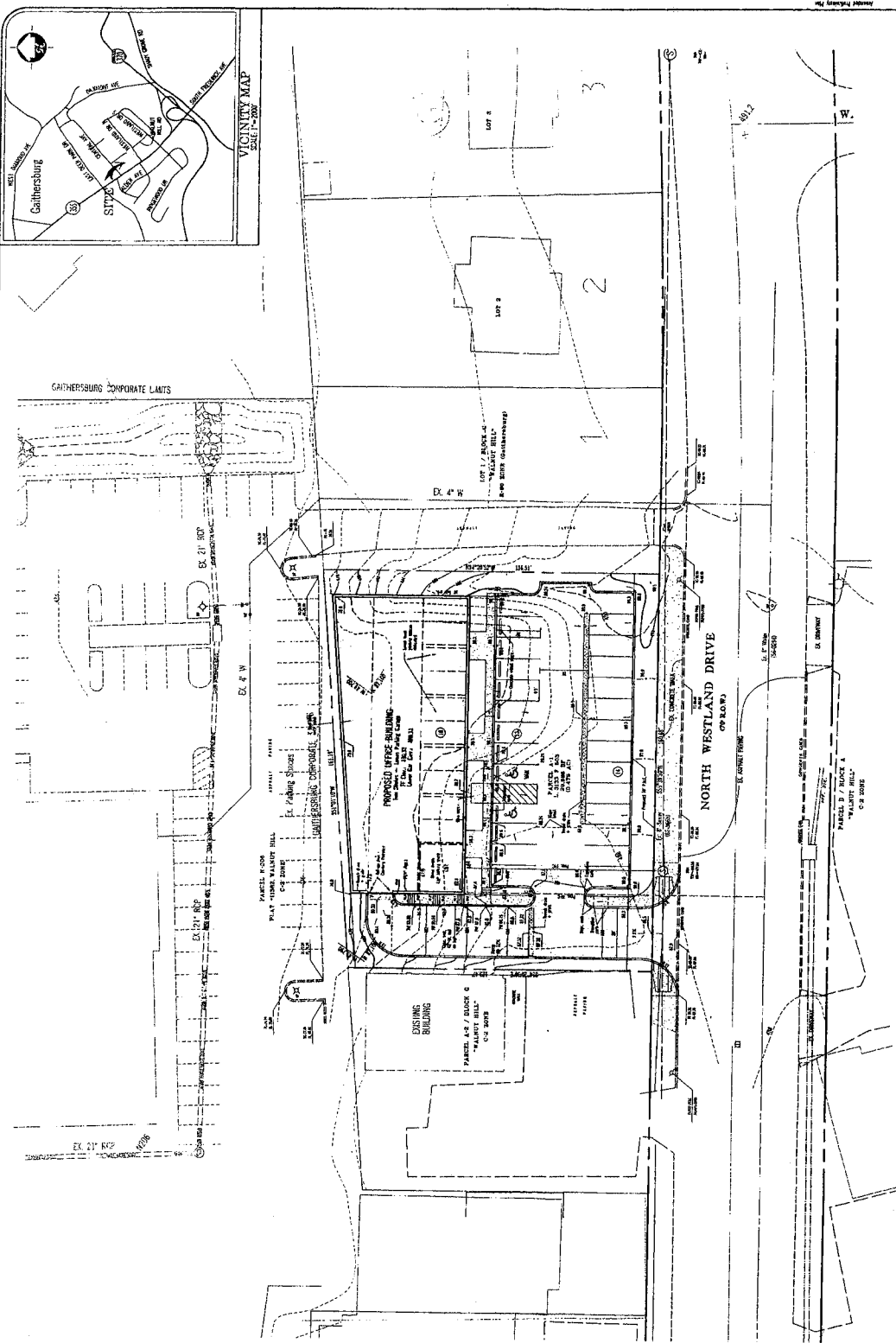
Plat Reproduction:

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:

InitialSSSSSSSS

Date10/8/098-20-0910/5/0910/22/09

No. _____



SITE DATA

1. Zoning: C-2
2. Gross Tract Area: 0.4740 Ac. (20,806 sq. ft.)
3. Proposed Use: General Office
4. Total Building Area Proposed: 12,200 sq. ft.
5. This site will be constructed in a Single Phase.
6. This property has been granted Forest Conservation Exemption #4-012472.

DEVELOPMENT STANDARDS - C-2 Zone

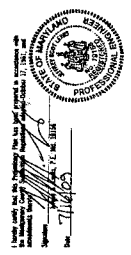
STANDARD	REQUIRED / PERMITTED	PROPOSED
Building Height	Max. 3 stories (42 feet)	2 Stories (81.1 ft. 42 feet)
Floor Area Ratio	Max. 1.5	0.61
Setbacks:		
Front	10 feet min.	75 feet
Side (Adj. rear zone)	10 feet min.	10 feet
Side (Adj. com'l zone)	0 feet	29 feet
Rear (Adj. com'l zone)	3 feet (17 yard provided)	3 feet
Green Area	10% of tract min.	28%
Off-street Parking	37 spaces*	37 spaces

* North Central Area / more than 1,600 feet from Metro Station + 2.9 sp. / 1,000 sq. ft.

General Notes

1. Topography from survey by Fowler & Associates dated 2003.
2. Boundary from Deed / Title Certificate, 1967.

NOTE:
This amendment deletes access from the existing driveway on adjacent property on the east side and replaces with access and driveway on the west side. Proposed parking is shifted to the east and reduced from 14,000 gross square feet to 12,700 gross square feet.



OWNER: Knight LLC
5500 MacArthur Boulevard, NW
Washington, D.C. 20016
Tel: 202-244-5800

AMENDED PRELIMINARY PLAN # 12004031A
North Westland Building
"Revised HRP" Parcel A-1, Block G, Station
GAITHERSBURG (5TH) ELECTRON DISTRICT
MONTGOMERY COUNTY, MARYLAND

DATE: 11/14/23
SCALE: 1" = 20'

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