



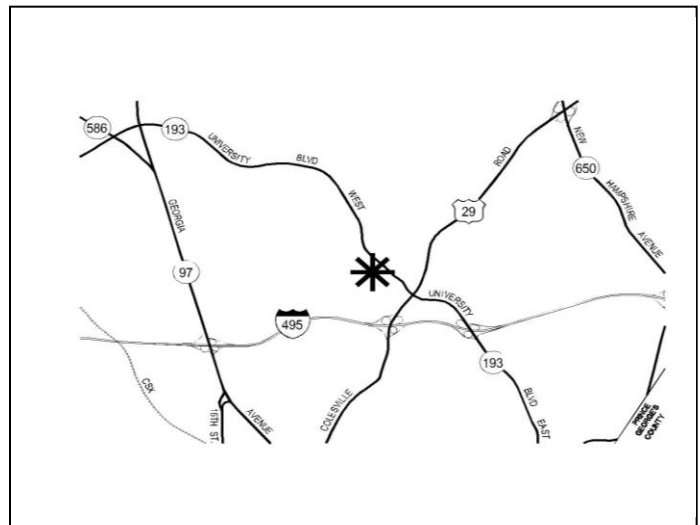
Preliminary Plan, 509 & 513 Harding Drive, 120110250

- Patrick Butler, Senior Planner, Area 2 Planning Division, Patrick.butler@montgomeryplanning.org, 301-495-4561
- Khalid Afzal, Planner Supervisor, Area 2 Planning Division, Khalid.afzal@montgomeryplanning.org, 301-495-4650
- Glenn Kreger, Acting Chief, Area 2 Planning Division, Glenn.kreger@montgomeryplanning.org, 301-495-4653
-

Completion Date: November 18, 2011

description

- 509 & 513 Harding Drive;
- 1996 Four Corners Master Plan, approximately 0.5 acres in total;
- A request for resubdivision of one recorded lot and one unrecorded parcel for a lot line adjustment between two properties zoned R-60; each property is developed with a single-family detached dwelling unit;
- Applicants – Jose and Isabel Teixeira, George Barnes;
- Filing Date – 6/16/11.



summary

- Staff recommends approval with conditions;
- Staff is recommending a waiver of the resubdivision criteria for Proposed Lot 8, pursuant to Section 50-38 of the Subdivision Regulations, to provide relief from four (frontage, size, width, and area) of the seven Resubdivision Criteria found within 50-29(b)(2) of the Subdivision Regulations.

A request for resubdivision of one recorded lot (C1 or Proposed Lot C3) and one unrecorded parcel (P917 or Proposed Lot 8) for a lot line adjustment between two properties zoned R-60; no new development is proposed, only the exchange of property totaling approximately 3,103 square feet; located on the north side of Harding Drive, approximately 240 feet west of the intersection with Brunett Avenue in the Four Corners Master Plan area.

Proposed Lot 8 (P917) will have the largest dimensional characteristics with respect to frontage, size, width, and buildable area (area) for all lots within the Neighborhood. Staff recommends a Subdivision Regulation Waiver pursuant to Section 50-38 of the Subdivision Regulations to provide relief from four (frontage, size, width, and area) of the seven Resubdivision Criteria found within 50-29(b)(2) of the Subdivision Regulations. The Planning Board has the authority to grant such a waiver pursuant to Section 50-38(a)(1) of the Subdivision Regulations provided certain findings can be made.

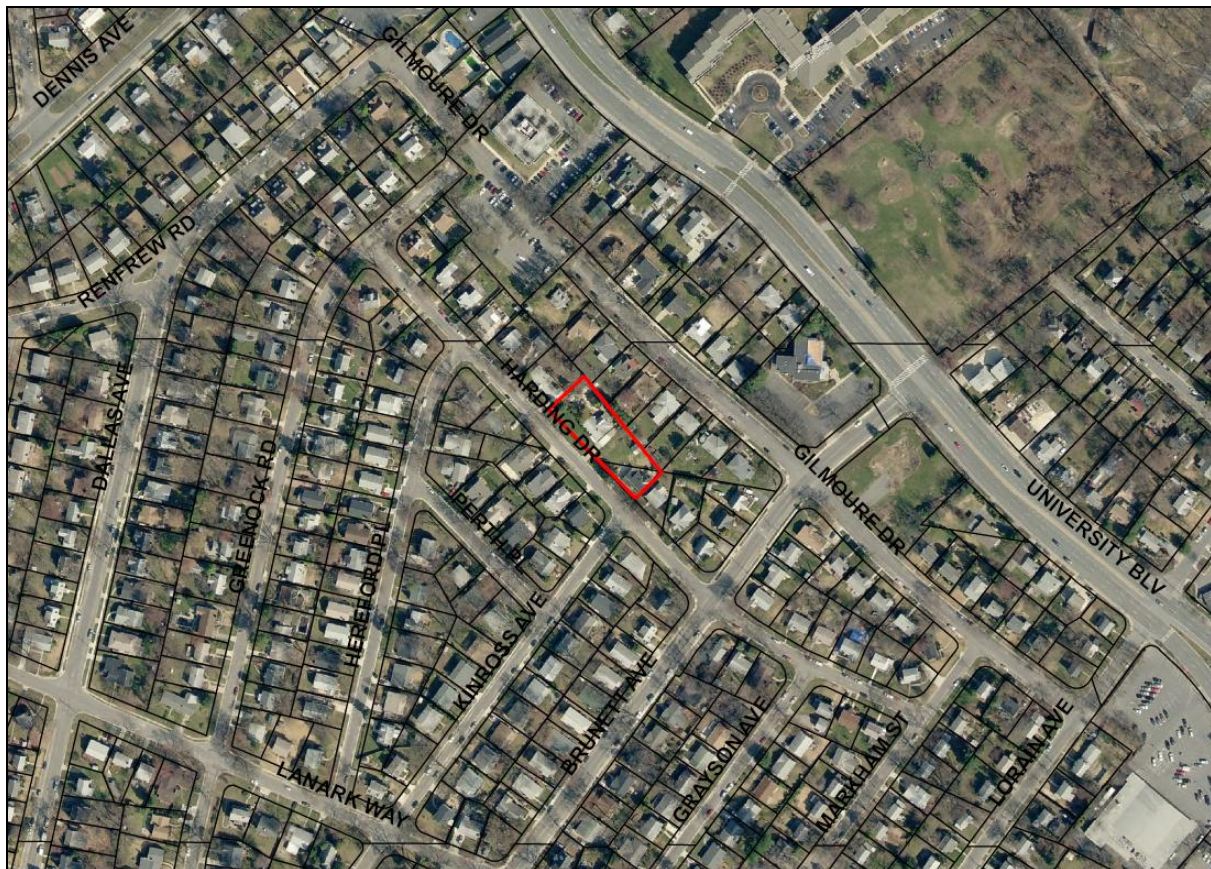
PRELIMINARY PLAN RECOMMENDATION AND CONDITIONS

Approval of Preliminary Plan 120110250 pursuant to Chapter 50 of the Montgomery County Subdivision Regulations subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two lots for two one-family detached dwelling units.
- 2) The applicant must construct a five-foot wide sidewalk along the property frontage on Harding Drive, unless construction is waived by the Montgomery County Department of Permitting Services (MCDPS).
- 3) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 4) The record plat must show necessary easements.

Site Vicinity

The Subject Property (outlined in red) is zoned R-60 and is located on the north side of Harding Drive at the intersection with Kinross Avenue in the Four Corners Master Plan area. The surrounding area is zoned primarily R-60 and comprises single family detached dwelling units. The Four Corners commercial area is located approximately ¼ mile east of the Subject Property.



Site Vicinity

Site Analysis

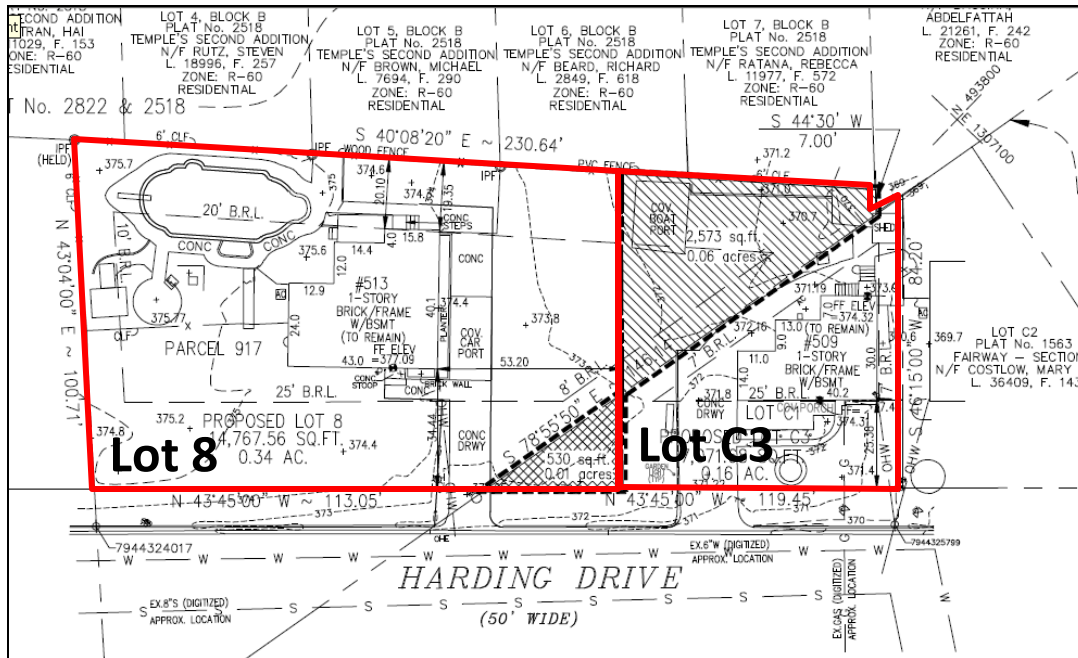
The Subject Property consists of one recorded lot (Lot C1 of the Fairway – Section 4 subdivision) and one unrecorded parcel (Parcel 917), approximately 5,029 and 16,762 square feet respectively. The topography is relatively flat. The two properties are already developed with two single-family detached dwelling units. There are no streams, wetlands, 100-year floodplains, forest, steep slopes or highly erodible soils onsite.



Subject Property

Proposal

This Application requests a lot line adjustment between the two adjoining properties. The Subdivision Regulations (Chapter 50) require any lot line adjustments that exceed five percent of the combined area of the lots affected by the adjustment to undergo Preliminary Plan review. The combined area of the Subject Property is 21,791 square feet (0.5 acres). The amount of area proposed to be exchanged between the two properties is 3,103 square feet, which exceeds the five percent maximum allowed before a preliminary plan is required. Approximately 2,573 square feet will be conveyed to Lot C1 and approximately 530 square feet will be conveyed to Parcel 917. The Properties will continue to be served by public water and sewer, and vehicular access to each Property will be provided from the existing driveways from Harding Drive. No additional right-of-way or sidewalks are required for Harding Drive.



Proposed Plan

COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements, and staff has not received correspondence from any community groups or citizens as of the date of this report.

ANALYSIS AND FINDINGS

Master Plan Compliance

The Four Corners Master Plan supports the retention and reconfirmation of the R-60 Zone and residential land-use for the Subject Property. The proposed application has been reviewed by jurisdictional agencies, and it has been determined that the proposed use will not adversely impact environmental, land use and zoning, transportation, or community facilities as identified by the Master Plan. The proposed application would create two lots that are consistent with the zoning and residential use identified by the Master Plan. Therefore, the proposed application conforms to the Four Corners Master Plan.

Public Facilities

Roads and Transportation Facilities

The proposed lots do not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the application is not subject to Local Area Transportation Review.

The proposed lots do not generate three or more new peak-hour trips. Therefore, Policy Area Mobility Review (PAMR) mitigation is not required.

Harding Drive is a 50-foot wide tertiary residential street with no bikeway. This road is not listed in the 1996 Approved and Adopted *Four Corners Master Plan*. Additional dedication of roadway right-of-way is not required.

Sidewalks are required for lots in the R-60 Zone, but no sidewalks currently exist on Harding Drive along the frontage of the Subject Property or the entire street. Chapter 49 of the Montgomery County Code requires the installation of a sidewalk along the property frontage, but the applicant may request that the Montgomery County Department of Permitting Services waive construction in exchange for a fee-in-lieu of providing the sidewalks. Given the lack of sidewalks in the neighborhood, staff does not oppose such a payment.

The existing conditions of the neighborhood do not provide a desirable level of pedestrian safety along Harding Drive. However, requiring the applicant to provide a sidewalk along the property frontage would create the only sidewalk in the neighborhood, which fails to resolve the overall neighborhood pedestrian safety issue. Therefore, staff remains in support of a fee-in-lieu of the sidewalk construction and believes that the safety issue needs to be dealt with comprehensively through a County CIP project.

Other Public Facilities and Services

Other public facilities and services are available and will be adequate to serve the proposed dwelling units. The application meets the Montgomery County Fire and Rescue Service requirements for fire and rescue vehicle access. Other public facilities and services, such as police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy currently in effect. Electrical and telecommunications services are also available to serve the Property. The Subject Property is within the Northwood school cluster, which is subject to a School Facilities Payment at the Elementary and High School levels; however, no new residential units are proposed. Therefore, no school facilities payment related to the Subdivision Staging Policy is required.

Environment

Stormwater Management & Sediment Control

The MCDPS Stormwater Management Section had no comment on the Preliminary Plan, as no new development was proposed.

Environmental Guidelines and Forest Conservation

This property is subject to the Chapter 22A Montgomery County Forest Conservation Law. However, it is exempt from the requirements of submitting a Forest Conservation Plan (FCP) per an FCP Exemption request, 42011020E, approved on August 31, 2010 (Attachment A). This exemption covers an activity occurring on a tract of land less than 1.5 acres with no existing forest, or existing specimen or champion tree, and where the afforestation requirement would not exceed 10,000 square feet. Therefore, this plan complies with the Montgomery County Environmental Guidelines and satisfies the requirements of the forest conservation law.

Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with Chapter 50 of the Montgomery County Code, the Subdivision Regulations. The application meets all applicable sections, including the requirements for resubdivision as discussed below. The proposed size, width, shape and orientation of the lots are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for the R-60 Zone as specified in the Zoning Ordinance. The proposed lots meet the dimensional requirements for area, frontage, width, and setbacks in that zone. The application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan (Attachment B).

Conformance with Section 50-29(b)(2) (Attachment C – Neighborhood Map & Resubdivision Data Table)

A. Statutory Review Criteria

In order to approve an application for resubdivision, the Planning Board must find that the proposed lot(s) 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.

B. Neighborhood Delineation

In administering Section 50-29(b)(2) of the Subdivision Regulations, the Planning Board must determine the appropriate “Neighborhood” for evaluating the application. In this instance, the Neighborhood selected by the applicant, and agreed to by staff, consists of 20 lots. From Harding Drive, the Subject Property will most likely be accessed by Brunett Avenue, therefore, the Neighborhood includes lots along Harding Drive adjacent to and confronting the Subject Property, and lots located at the intersection of Harding Drive and Brunett Avenue. All the lots share the same zoning classification as the Subject Property. Staff finds the designated Neighborhood provides an adequate sample of the lots and development pattern of the area.

C. Analysis

Comparison of the Character of Proposed Lots to Existing

In performing the analysis, the above-noted resubdivision criteria were applied to the delineated Neighborhood. The proposed lots are of the same character with respect to the resubdivision criteria as other lots within the defined neighborhood. Therefore, the proposed resubdivision complies with the criteria of Section 50-2(b)(2). As set forth below, the attached tabular summary and graphical documentation support this conclusion:

Frontage: In the designated Neighborhood, lot frontage ranges from 34.5 feet to 94.5 feet. Twelve of the existing lots in the Neighborhood have 60 feet or less of frontage, while eight of the existing lots have 65 feet or more of frontage. The proposed lot C3 would have 80 feet of frontage on Harding Drive. Proposed Lot C3 falls within the upper-midrange of the Neighborhood. **Therefore, the proposed lot will be of the same character as existing lots in the Neighborhood with respect to lot frontage.**

Proposed Lot 8 would have 152 feet of frontage. This will be the largest in the Neighborhood and not within the range of all other lots. Lot C1 and Parcel 917 (Subject Property) currently have 119.5 feet and 113 feet of frontage respectively. In their current configuration, these two properties have the largest amount of frontage in the Neighborhood. Although the frontage for proposed Lot 8 is getting larger, the frontage for proposed Lot C3 will be smaller and much more in character with the existing lots in the Neighborhood. The two properties (Subject Property) are also developed with single-family dwellings, which will remain. The existing conditions, as perceived from Harding Drive, will not change. Also, by allowing the frontage of proposed Lot 8 to increase, the proposed lot will become more in character with respect to Alignment, Size, and Shape as discussed below. **Staff recommends a waiver under 50-38(a)(1) for proposed Lot 8.**

Alignment: The road network in the Neighborhood is predominantly a grid pattern and the majority of the lots in the Neighborhood are perpendicular in relationship to Harding Drive. Ten lots are perpendicular, seven lots are corner, and three lots are angled to Harding Drive. Lot C1 and Parcel 917 are currently angled in alignment with Harding Drive. If this resubdivision is approved the proposed lots will be perpendicular in alignment, which is more in character with the majority of lots in the Neighborhood. **The proposed lots are of the same character as existing lots with respect to the alignment criterion.**

Size: Lot sizes in the Neighborhood range from 5,000 square feet to 9,613 square feet. Fourteen of the existing lots in the Neighborhood are 6,815 square feet or smaller; three of the existing lots in the Neighborhood range in size between 7,303 square feet and 7,507 square feet; and three of the existing lots in the Neighborhood are 9,131 square feet or larger. Proposed Lot C3 will be 7,072 square feet. **Therefore, the size of the proposed lot is in character with the existing lots in the neighborhood.**

Proposed Lot 8 will be 14,767 square feet in size. Parcel P917 is currently 16,762 square feet in size. Although proposed Lot 8 will be the largest in the neighborhood, the property will be platted slightly smaller than its current configuration. Parcel P917 is currently unrecorded and could plat in its current configuration without being subject to the resubdivision criteria. The proposed lot line adjustment actually creates a smaller lot than would be recorded if Parcel 917 were to be platted independent of Lot C1, and thus it is more in character with the lots in the Neighborhood. Again, the two properties (Subject Property) are also developed with single-family dwellings, which will remain and no new construction is proposed at this time. **Staff recommends a waiver under 50-38(a)(1) for proposed Lot 8.**

Shape: Thirteen existing lots in the Neighborhood are rectangular, six are trapezoidal, and one is irregular. Lot C1 is triangular and Parcel 917 is trapezoidal in their current configuration. The proposed lots are rectangular, which is more in character with the existing lots in the Neighborhood. **The shape of the proposed lots will be in character with shapes of the existing lots in the Neighborhood.**

Width: Lot widths in the Neighborhood range from 36 feet to 80 feet. The lot widths for the most part are evenly dispersed within the range. Proposed Lot C3 will have a lot width of 65 feet. **Therefore, the proposed lot will be in character with existing lots in the Neighborhood with respect to width.**

Proposed Lot 8 will have the largest lot width at 135 feet and will not fall within the range of all other lots in the Neighborhood. Parcel P917, in its current configuration, has a lot width of 126 square feet, which is the largest lot width in the Neighborhood. Although the lot width will slightly increase by nine feet, the resulting lot will be more in character with the Neighborhood with respect to Size and Shape. The two properties (Subject Property) are also developed with single-family dwellings, which will remain and no new construction is proposed at this time. **Staff recommends a waiver under 50-38(a)(1) for proposed Lot 8.**

Area: The buildable area of lots in the Neighborhood ranges from 1,221 square feet to 4,586 square feet. Proposed Lot C3 will have a buildable area of 2,869 square feet. **Proposed Lot C3 falls within the range and will be of the same character with existing lots in the Neighborhood.**

Parcel P917, in its current configuration, has a buildable area of 7,882 square feet, which is the largest buildable area in the Neighborhood. Proposed Lot 8 will have the largest buildable area at 6,892 square feet which is not within the range of all other lots. However, the area of proposed Lot 8 will be significantly smaller than the area of existing P917. **Therefore, staff recommends a waiver under 50-38(a)(1) for proposed Lot 8.**

Suitability for Residential Use: The existing and the proposed lots are zoned residential and the land is developed for residential use. The lots are therefore in character with the rest of the neighborhood.

D. Subdivision Regulations Waiver 50-38(a)(1)

As noted above, proposed Lot 8 will have the largest dimensional characteristics with respect to frontage, size, width, and buildable area (area) for all lots within the Neighborhood. Staff recommends a Subdivision Regulation Waiver pursuant to Section 50-38 of the Subdivision Regulations to provide relief from four (frontage, size, width, and area) of the seven Resubdivision Criteria found within 50-29(b)(2) of the Subdivision Regulations. The Planning Board has the authority to grant such a waiver pursuant to Section 50-38(a)(1) of the Subdivision Regulations provided certain findings can be made. The section states:

“The Board may grant a waiver from the requirements of this Chapter upon a determination that practical difficulties or unusual circumstances exist that prevent full compliance with the requirements from being achieved, and that the waiver is: 1) the minimum necessary to provide relief from the requirements; 2) not inconsistent with the purposes and objectives of the General Plan; and 3) not adverse to the public interest.”

The waiver request pertains only to proposed Lot 8. Staff believes that a practical difficulty exists due to the fact that a single-family detached dwelling was built near the center of unplatted Parcel 917. The Applicants wish to retain their respective houses, but if the house on Parcel 917 were to be demolished or relocated a third lot could have been proposed as part of this resubdivision. If divided equally, three

proposed lots could easily meet all of the resubdivision criteria. It is important to note that the Subdivision Regulations Waiver is not to increase the number of lots, but merely to plat around existing houses on two developed properties.

Lot 8, as proposed, does not meet four of the resubdivision criteria, while proposed Lot C3 meets all of the resubdivision criteria. Staff initially requested that the Applicant shift the proposed property line between Lot 8 and Lot C3 to the west in an attempt to bring Lot 8 more in character with the surrounding Neighborhood with respect to the resubdivision criteria. However, staff found that dividing the Subject Property more truly in half would create two lots that fall outside of the range with respect to the frontage, size, width, and buildable area criteria.



Neighborhood and Subject Properties

Proposed Lot 8, as shown on the Preliminary Plan drawing, will be the largest lot with respect to frontage, size, width, and area, and this has historically been reason to find a proposed lot(s) out of character with other lots in a Neighborhood, thereby failing the resubdivision test. However, given the size and location of the house and its associated structures, staff believes that there are no better options that would result in a more logical lot around the house than the current configuration of Proposed Lot 8 as shown on the Preliminary Plan.

The preliminary plan drawing represents the most reasonable configuration of Proposed Lot 8 that accommodates the existing improvements and allows Lot C1 to resubdivide into a lot that is more in character with the surrounding Neighborhood.

Therefore, in order to subdivide Parcel P917 in a manner that can meet the resubdivision criteria with respect to frontage, size, width, and area in the most reasonable configuration, staff finds that a practical difficulty exists. Further, staff finds that the requested waiver of the frontage, size, width, and area criteria of the resubdivision analysis for Lot 8 is the minimum necessary to provide relief from this requirement. The waiver is not adverse to the objectives of the General Plan and not adverse to the public interest. The plan was distributed to the members of the Development Review Committee and there were no objections to the frontage, size, width, and area of proposed Lot 8. Therefore, staff finds that all required findings have been made pursuant to Section 50-38(a)(1) and recommends approval of a waiver of Section 50-29(b)(2) for frontage, size, width and area of proposed Lot 8.

CONCLUSION

Section 50-29(b)(2) of the Subdivision Regulations specifies seven criteria with which resubdivided lots must comply. They are street frontage, alignment, size, shape, width, area and suitability for residential use within the existing block, neighborhood or subdivision. As set forth above, the proposed lots are of the same character as the existing lots in the defined neighborhood with respect to each of the resubdivision criteria except for the size, width, frontage, and buildable area of Lot 8. A waiver of these four characteristics is justified by the presence of, and desire to retain, the existing structures. Therefore, the proposed lots comply with Section 50-29(b)(2) of the Subdivision Regulations. The proposed lots also meet all other requirements established in the Subdivision Regulations and the Zoning Ordinance, and the proposed lots substantially comply with the recommendations of the Four Corners Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable County agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

Attachments

Attachment A – FCP Exemption Letter
Attachment B – Agency Correspondence
Attachment C – Neighborhood Map & Resubdivision Data Table



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

August 31, 2010

Mr. Jose A. Teixeira
509 Harding Drive
Silver Spring, MD 20901

Dear Mr. Teixeira:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42011020E, 509 & 513 Harding Drive, is approved. This plan approved on August 31, 2010 is in compliance with Chapter 22A-5.(s) of the Forest Conservation Law. This exemption covers an activity occurring on a tract of land less than 1.5 acres with no existing forest, or existing specimen or champion tree, and the afforestation requirements would not exceed 10,000 square feet.

The application submitted on August 16, 2010 indicates that the scope of the proposed work is to re-subdivide the two existing properties to create two more equally sized, rectangular lots, and that no razing of the existing houses or removal of vegetation is proposed.

Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a separate amendment must be submitted to M-NCPPC for review and approval prior to those activities occurring.

If you have any questions regarding these actions, please feel free to contact me at (301) 495-4701.

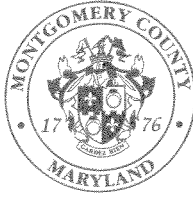
Sincerely,

A handwritten signature in black ink that reads "Mary Jo Kishter".

Mary Jo Kishter
Senior Planner

Cc: NRI/FSD 42011020E
George Warholic

Z:\NRI_FSD Exemptions\FY '11\42011020E_509&513HardingDrive_mjk.doc



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

July 27, 2011

Arthur Holmes, Jr.
Director

Mr. Patrick Butler, Planner
Area 2
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20110250
509 and 513 Harding Drive

Dear Mr. Butler:

We have completed our review of the preliminary plan signed on June 13, 2011. This preliminary plan was reviewed by the Development Review Committee at its meeting on July 25, 2011. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Show/label all existing planimetric and topographic details specifically driveways adjacent and opposite the site as well as existing rights of way on both sides on the preliminary plan.
2. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Sam Farhadi, our Development Review Area Engineer for this vicinity at (240) 777-2197 or sam.farhadi@montgomerycountymd.gov.

Sincerely,

Gregory M. Leck, P.E. Manager
Development Review Team

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov

Mr. Patrick Butler
Preliminary Plan 1-20110250
July 27, 2011
Page 2

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Enclosures (2)

cc: Jose A. and Isabel M. Teixeira
Mark Sagaral, AUL Tec, Inc.
Atiq Panjshiri, DPS RWPPR
Henry Emery; DPS RWPPR
Shahriar Etemadi; M-NCPPC
Dan Sanayi, DOT TEO
Fred Lees, DOT TEO
Sam Farhadi, DOT TEO
Preliminary Plan Folder
Preliminary Plans Note Book

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: July 19, 2011

MEMO TO: Catherine Conlon, Supervisor for
Development Review Committee, MNCPPC

FROM: William Campbell, Senior Permitting Services Specialist
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review
Preliminary Plan 120110250; 509 & 513 Harding Drive
Subdivision Review Meeting July 25, 2011 SWM File # NA

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both
 CPv < 2cfs, not required
 Waiver: CPv WQv Both
 On-site/Joint Use Central (Regional): waived to
 Existing Concept: Approved Date,
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Underground Detention Non Structural Practices Other

FLOODPLAIN STATUS: 100-Year Floodplain On-Site Yes No Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.
 Dam Breach Analysis Approved Under Review
 100 yr. floodplain study Approved Under Review

SUBMISSION ADEQUACY COMMENTS:

- Downstream notification is required.
 The following additional information is required for review: _____

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter).
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for outcome of the SWM Concept review.
 Comments/Recommendations: Moving lot line, no proposed construction, no comment.

cc: ~~Steve Federline, Environmental Planning Division, MNCPPC~~

bll:DRC.3/03

Neighborhood

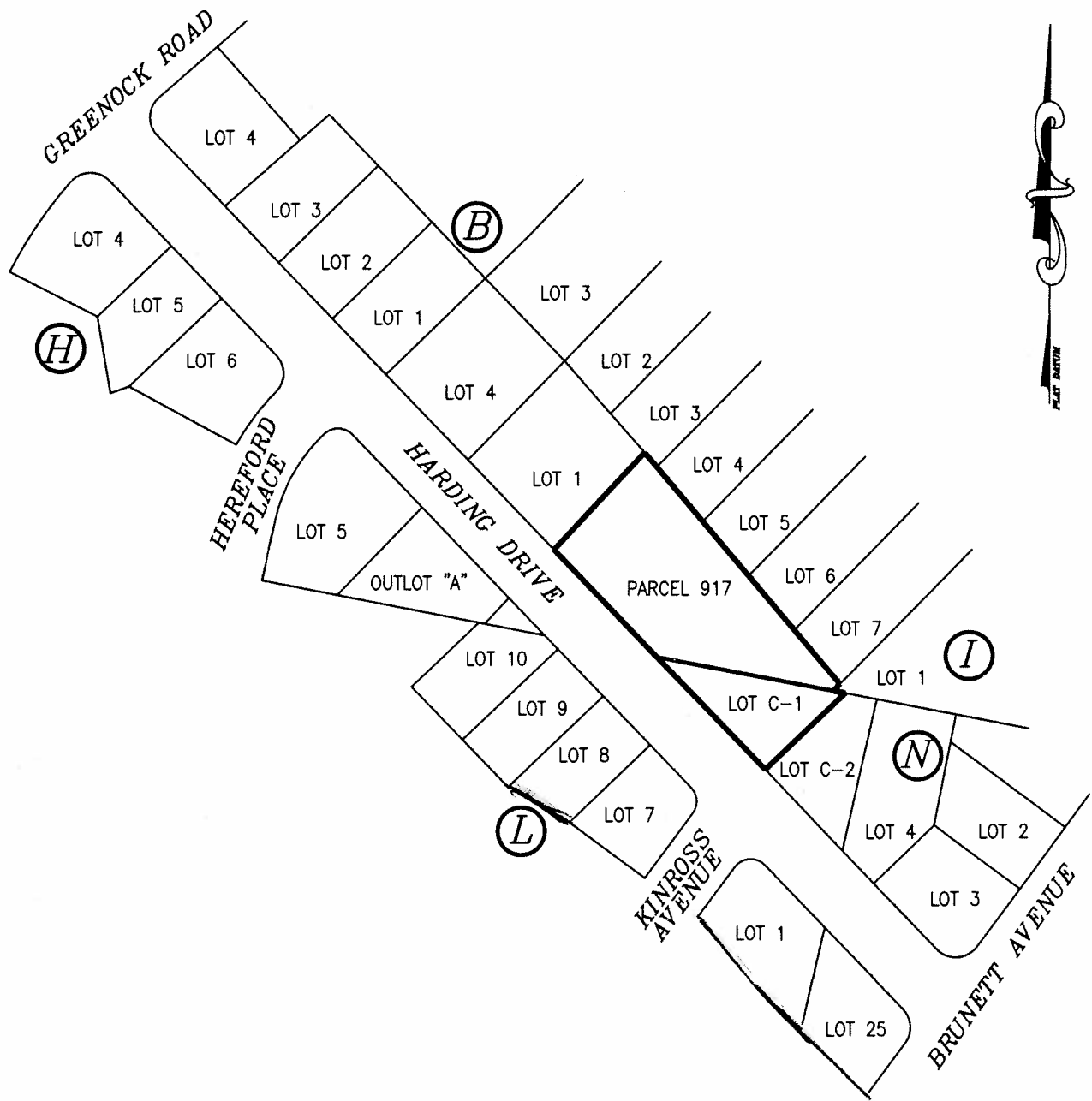
<u>Subdivision</u>	<u>Lot/Block</u>	<u>Frontage</u>	<u>Size</u>	<u>Area</u>	<u>Width</u>	<u>Shape</u>	<u>Alignment</u>
Fairway Sec. 4	9/L	50	5,000	1,980	36	Rectangular	Perpendicular
Fairway Sec. 4	10/L	54	5,003	2,317	42	Trapezoid	Angled
Fairway Sec. 4	1/K	65	5,009	1,221	47	Trapezoid	Corner
Fairway Sec. 4	C2	86	5,017	1,757	53	Trapezoid	Angled
Fairway Sec. 4	7/L	45	5,024	1,700	48	Rectangular	Perpendicular
Fairway Sec. 4	8/L	52	5,055	2,074	38	Rectangular	Perpendicular
Dawn Village	5/H	55	5,234	1,923	41	Trapezoid	Perpendicular
Fairway Sec. 4	2/N	58	5,528	2,120	44	Rectangular	Perpendicular
Dawn Village	3/B	59	5,967	2,541	44	Rectangular	Perpendicular
Fairway Sec. 4	3/N	70	6,073	1,330	57	Rectangular	Corner
Dawn Village	2/B	59	6,195	2,700	45	Rectangular	Perpendicular
Dawn Village	1/B	59	6,211	2,688	45	Rectangular	Perpendicular
Fairway Sec. 4	25/N	56	6,668	1,715	32	Trapezoid	Corner
Dawn Village	6/H	60	6,815	2,052	48	Rectangular	Corner
Dawn Village	4/B	74	7,303	2,033	63	Rectangular	Corner
Dawn Village	4/H	68	7,466	3,161	73.5	Rectangular	Corner
Fairway Sec. 4	4/N	34.5	7,507	3,993	36	Trapezoid	Angled
Temple's Subd.	5	77	9,131	3,126	60	Irregular	Corner
Temple's Subd.	4	90	9,311	4,241	72	Rectangular	Perpendicular
Temple's Subd.	1/B	94.5	9,613	4,586	80	Rectangular	Perpendicular

Existing Lots

Temple's Subd.	C1	119.5	5,029	1,482	65	Triangular	Perpendicular
	Parcel 917	113	16,762	7,882	126	Trapezoid	Perpendicular

Proposed Lots

Fairway Sec. 4	C3	81	7,072	2,869	65	Rectangular	Perpendicular
Temple's Subd.	8/B	152	14,767	6,892	135	Rectangular	Perpendicular



VICINITY MAP

**RE-SUBDIVISION OF
LOT C1 AND PARCEL 917
FAIRWAY, SECTION 4**

**509 & 513 HARDING DRIVE, SILVER
SPRING, MARYLAND 20901**



AULtec, Inc.

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Engineers Surveyors Planners GIS Consultants GPS Consultants

DRAWN BY: MSagaral

CHECKED BY: JAA