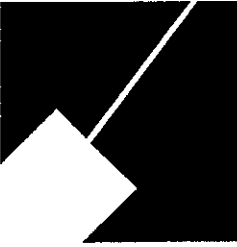


Item #10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: November 02, 2001
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Planning Department
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for November 08, 2001.

Attached are copies of plan drawings for Items #06, #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on November 08, 2001. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-02003
Germantown Gateway

Agenda Item #07 - Preliminary Plan 1-01054
Ashley Acres

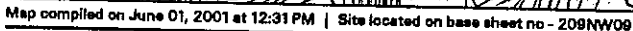
Agenda Item #08 - Preliminary Plan 1-02006
Stonemill Square

Agenda Item #09 - Preliminary Plan 1-95042A
Clarksburg Town Center

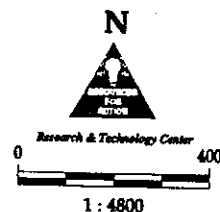
Agenda Item #10 - Preliminary Plan 1-01074
Persimmon Tree, Clewerwall

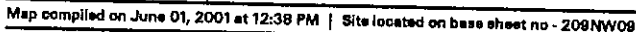
Attachment

PERSIMMON TREE (1-01074)



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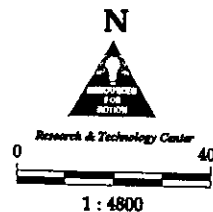


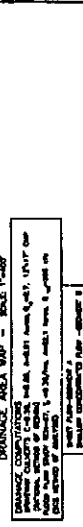
VICINITY MAP FOR

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:44,000 scale aerial photography using stereo photogrammetric methods. This map is created from a variety of data sources, and may not reflect the most current information available.

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PROPERTY USE	1
ADJ. CONTROL	2
EXISTING CONTROL	3
ADJ. CONTROL	4
EXISTING USE	5
ADJ. CONTROL	6

GENERAL NOTES

1. **SCALES, P&L**
2. **END REQUIREMENT**
3. **UNIT PRICE**
4. **CITY/STATE / COUNTRIES/ DIST.**
5. **CUSTOMER'S COUNTRIES/ DIST.**
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TAX MAP
NO. FN 562

WSSC NO.
2020499

1 01074 -

PRELIMINARY SUBDIVISION PLAN
PROPOSED LOTS 32, 33, 34, BLOCK 4, PERSIMMON TREE
AND PROPOSED LOT 11, CLEVERWALL
BEING A RESUBDIVISION OF LOTS 12 & 14, BLOCK 4, PERSIMMON TREE
AND LOT 4 - CLEVERWALL
TOWN ELECTION DISTRICT (MONTGOMERY)

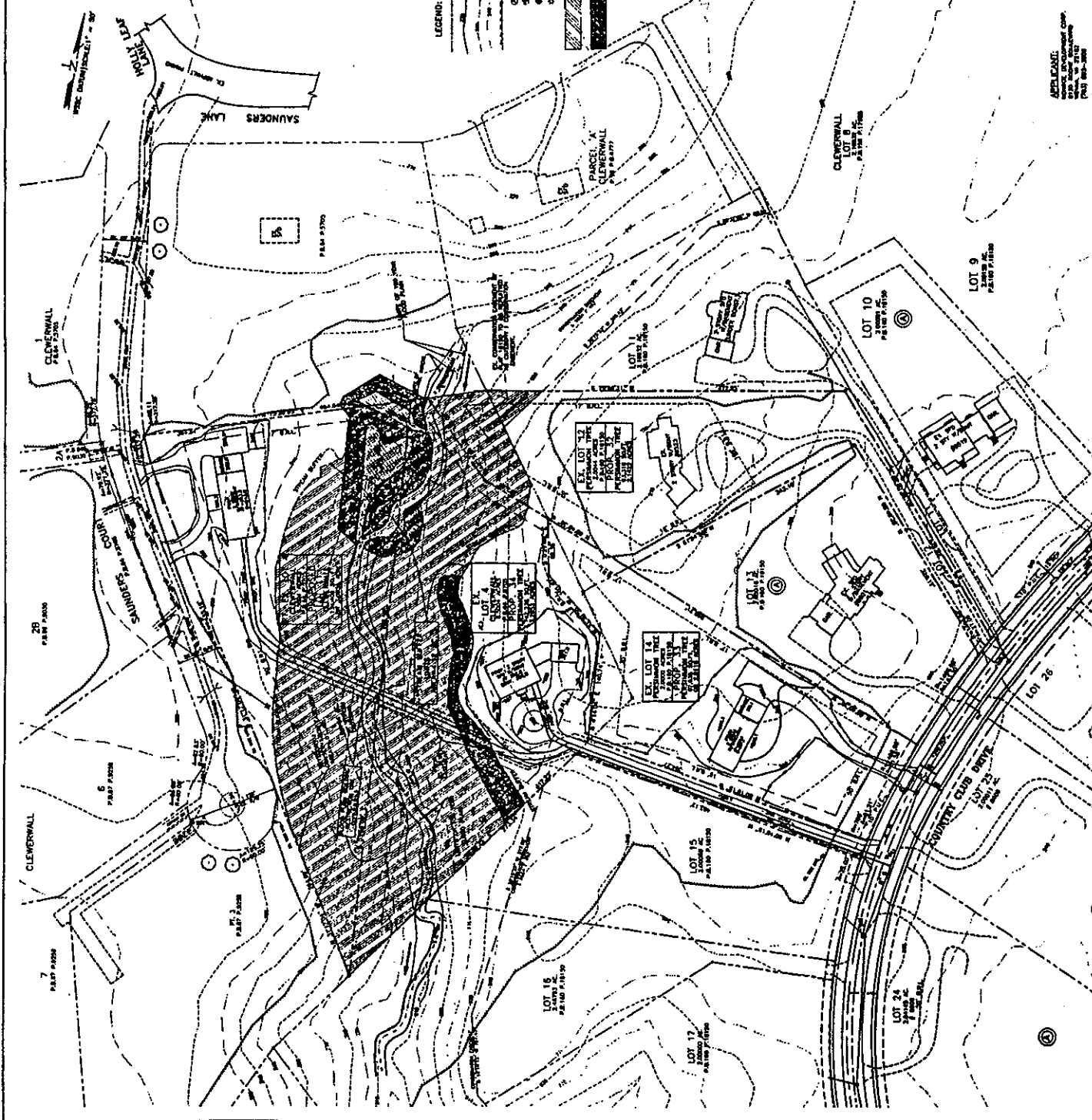


LANDMARK ENGINEERING, INC.

CONSULTING ENGINEERS PLANNERS SURVIVORS

1791 EIGHTH AVE., SUITE 300
SILVER SPRING, MARYLAND 20910

PHONE: (301) 436-0540
FAX: (301) 436-7177

[illegible]



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSIONMCPB ITEM# 10
DATE 11/8/018787 Georgia Avenue
Silver Spring, Maryland 20910-3760**MEMORANDUM**

DATE: November 8, 2001

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief
Development Review Division

FROM: A. Malcolm Shaneman, Supervisor (301) 495-4587
Richard A. Weaver, Senior Planner (301) 495-4544
Planning Department Staff

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Existing Lots 12 and 13 Block A – Persimmon Tree and Lot 4 Clewerwall

PROJECT NAME: Persimmon Tree - Clewerwall

CASE #: 1-01074

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

ZONE: RE-2

LOCATION: Southern Terminus of Saunders Court, Between Saunders Court and Country Club Drive

MASTER PLAN: Potomac

APPLICANT: Monroe Development Corporation

FILING DATE: May 3, 2001

HEARING DATE: November 8, 2001



A handwritten signature in black ink, likely belonging to one of the staff members mentioned in the memorandum.

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations, and Subject to the Following Conditions:

- 1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- 2) All road rights-of ways shown on the approved preliminary plan shall be constructed, by the applicant, to the full width mandated by the Potomac Master Plan, and to the design standards imposed by all applicable road codes, or as otherwise stipulated by MCDPW&T
- 3) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- 4) Support WSSC determination that sewer and water utilities can be extended to the site from Holly Leaf Lane and recommend this alignment. To be reviewed as part of final forest conservation plan
- 5) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- 6) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- 7) 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
- 8) Necessary easements

DISCUSSION OF ISSUES

Conformance to Chapter 50, Subdivision Regulations

In order to approve an application for Resubdivision, the Planning Board must find that the proposed lot(s) meet the "Resubdivision Criteria" as 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."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. In this case, staff also provided a description of the area analyzed under the resubdivision criteria and has provided an illustration which delineates the neighborhood.

PROJECT DESCRIPTION:

This is a request to resubdivide three existing lots, two of which are located in the Persimmon Tree Subdivision (lots 12 and 14) and one lot located in the Clewerwall Subdivision (lot 4). The total area included within this application is 10.5 acres, all are within the RE-2 zone. Lots 12 and 14 have frontage on Country Club Drive and are each very close to 2.0 acres in size. Lot 4 has frontage on Saunders Court and is 6.5 acres. A tributary of the Rock Run stream bisects Lot 4. As currently configured, any residential unit built on Lot 4 would be restricted to the Saunders Court side of the stream with access to Saunders Court. This proposal would create a second lot mainly through the reconfiguration of Lot 4; one lot (3.1 acres) with frontage on Saunders Court and the second (3.3 acres) with frontage and access to Country Club Drive via a newly created pipestem along the southern side of

Lot 14. Existing lots 12 and 14 are included in this resubdivision to accommodate the pipestem and to provide adequate land to meet the minimum area requirement (2.0 acres) of the RE-2 zone.

SITE DESCRIPTION: (Existing Conditions)

The subject properties are located at the southern terminus of Saunders Court, between Saunders Court and Country Club Drive. The original Clewerwall subdivision can be traced back to the late 1950's with a number of resubdivisions occurring in the 1960's. The majority of the lots fronting on Country Club Drive were recorded in 1991. Saunders Court is a substandard gravel road ending in a substandard terminus although the full width of the right-of-way has been dedicated for future construction. Country Club Drive has been constructed to current standards.

Lot 4 is a somewhat square lot, vacant, heavily wooded, and bisected by a tributary to Rock Run. Lot 14 is an irregularly shaped rectangle, vacant, with mature forest, sloping from the high point along Country Club Drive down towards the aforementioned stream. Lot 12 is improved with a single-family residence and is a pipestem.

NEIGHBORHOOD DESCRIPTION:

The neighborhood is defined by most of the lots fronting on the south side of Saunders Lane, most lots fronting on Saunders Court and all lots fronting on Country Club Drive. Lots on the north side of Saunders Lane were excluded because they are in a different zone (RE2C/TDR). A number of deeded (unrecorded) parcels on the south side of Saunders Lane were also excluded, as were two parts of lots located on Saunders Court.

The neighborhood is well represented by lot sizes at or just above 2.0 acres in size. Lot 4, one of the subject lots, is the largest at 6.5 acres. Lot 2-A opposite Saunders Court from the subject property is 4 acres. The majority of lots are aligned perpendicular to the street, with many rectangular in shape. Lot 31-Blk A is triangular with a parallel alignment to the street. There are seven pipestems within the defined neighborhood with a number of lots that can only be characterized as irregular in shape, i.e. Lots 19 - 22 Blk A. Useable area varies along with lot shape. The rectangular, 2-acre lots along Country Club Drive have approximately 50,000 to 60,000 square feet of useable area; this appears to be the average range for the overall neighborhood. The lots with the least useable area are Lot 21 - Blk A at 40,300 square feet and Lot 11- Blk A at 42,500 square feet. Other than the subject Lot 4 (150,000 square feet), Lot 22- Blk A has the greatest useable area at 99,670 square feet.

Frontages range widely through the neighborhood with the pipestems at 25 feet and the widest frontages at 380 feet and 338 feet, both for Lot 5 at the intersection of Saunders Lane and Saunders Court. For the non-pipestem lots, frontages average 234 feet. Given the range of frontages and shapes, lot width also varies greatly. All existing lots have been found to be suitable for residential use and contain ample buildable area.

DISCUSSION: (Proposed Lots)

This request is to create four lots from three. Staff has examined the proposal for consistency with the subdivision criteria. Given the flexibility afforded by the variation in lots shapes, sizes, frontages and alignments within the defined neighborhood, staff feels the proposal meets the resubdivision criteria. While Lots 12 and 14 will remain similar to their previous configurations with only slight adjustments to the rear property line, Lot 4, and the proposed Lots 11 and 34, are the focus of this review. The proposed

lots (Lot 11 and Lot 34) will have separate frontage, with Lot 34 on Country Club Drive and Lot 11 on Saunders Court. Through review of this application (and consistent with the Board's direction on the pre-application), staff did not support access for Lot 11 to Country Club Drive due to stream crossing impacts. As such the Board directed access for Lot 11 to be to Saunders Court, which is a county right-of-way and under the purview of MCDPWT. Any improvements to Saunders Court required under this application would be part of the MCDPWT review.

Respectively, Lots 11 and 34 are 3.1 and 3.3 acres in size, and although larger than the 2.0 to 2.5 acre average, they are smaller than Lot 2A (4.01 acres) and similar to Lot 5 (3.3 acres). Lot 34 is a pipestem, aligned perpendicular to the road with a width of 340 feet at the building line. Lot 11 is triangular, aligned parallel to the road, with a 390 foot width, similar to Lot 31-Blk A. Both Lots 11 and 34 are larger in scale than the average for the neighborhood, but do not set the upper limits of the neighborhood for any of the criteria.

CONCLUSION:

Staff has determined that proposed Lots 11 and 34 meet the resubdivision criteria, pursuant to Section 50-29 (b)(2), subject to the conditions referenced herein.

Attachments

Vicinity Development Map	5
Neighborhood Delineation Map	6
Lot and Block Designation Map	7
Proposed Development Plan	8
Tabular Summary	9 - 10

VICINITY MAP FOR

PERSIMON TREE (1-01074)



Map compiled on November 02, 2001 at 9:17 AM | Site located on base sheet no - 208NW09

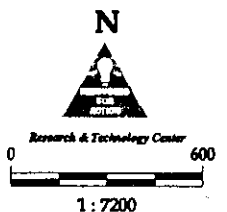
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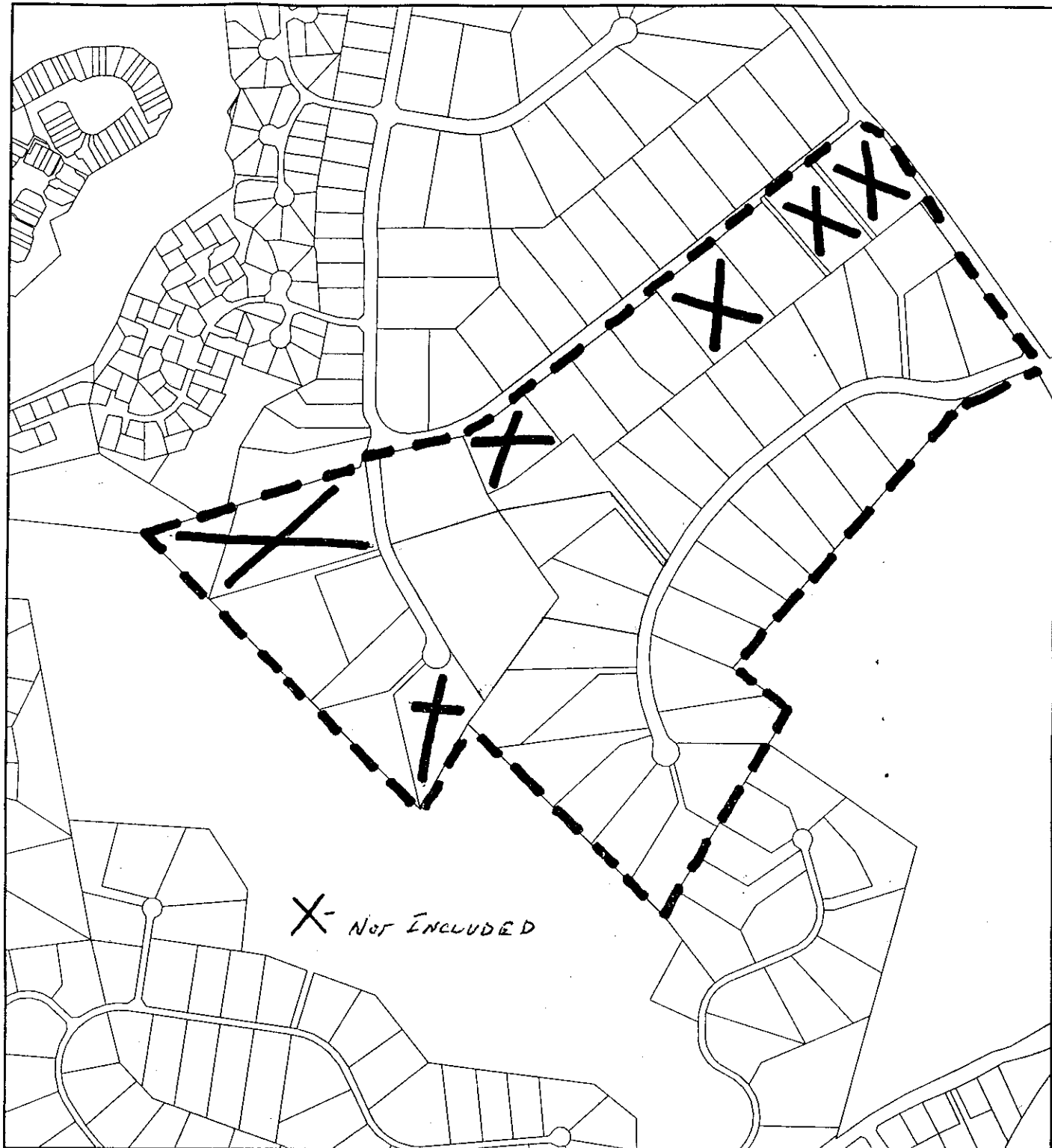
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



VICINITY MAP FOR
PERSIMON TREE (1-01074)



Map compiled on November 02, 2001 at 9:08 AM | Site located on base sheet no - 208NW08

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Key Map



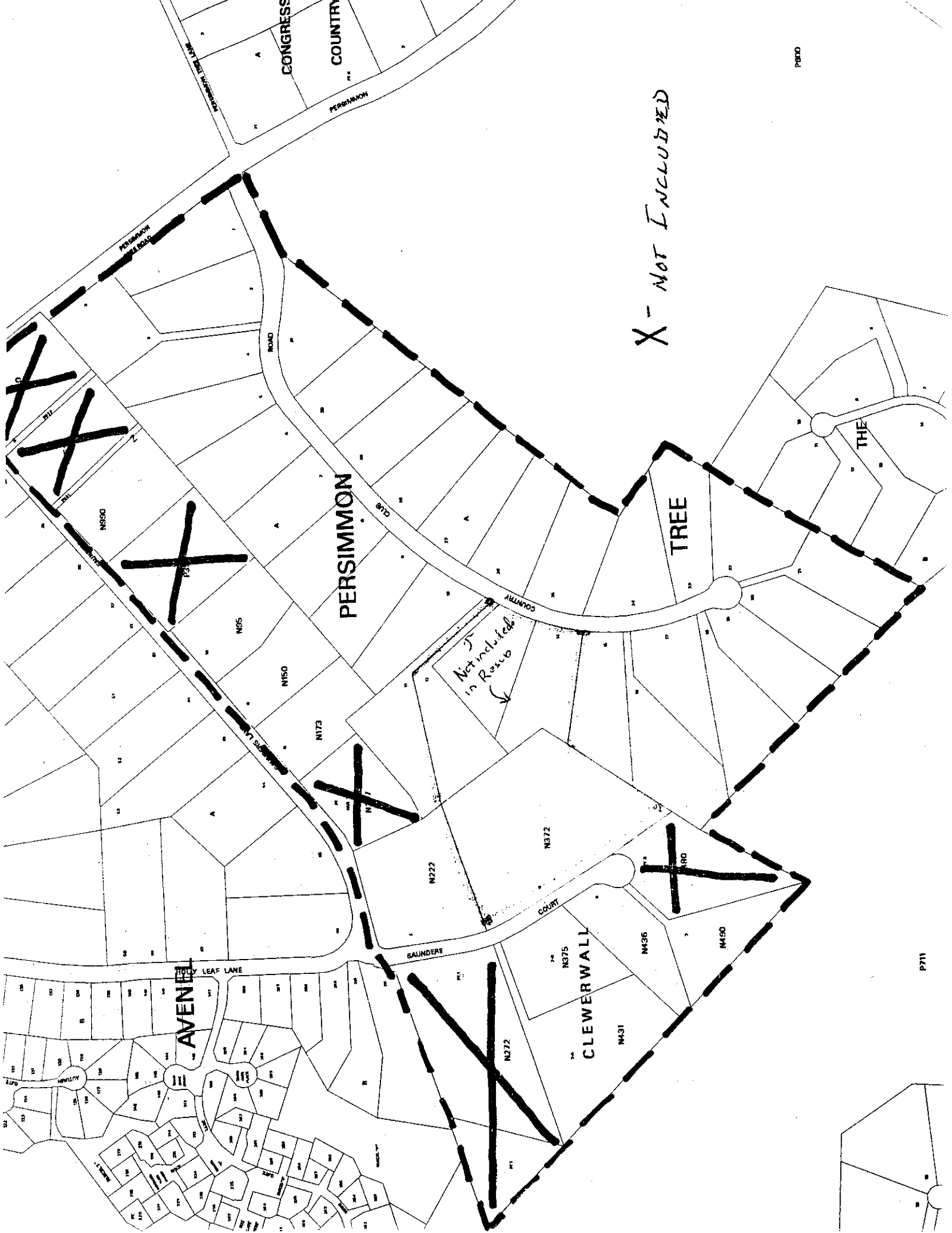
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Research & Technology Center



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Comparable Lot Data Table

Lot #	Block	Frontage (ft)	Alignment	Size (Ac)	Shape	Width (ft)	Area	Comments
31	A	396	Parallel	2	Triangular	396	57,790	
30		216	Perpendicular	2	Rectangular	216	57,490	
29		192	"	2	"	194	57,640	
28		221	"	2		218	56,870	
27		219	"	2		210	56,780	
26		226	"	2		216	56,960	
25		213	"	2		215	50,960	
24		325	"	2	Triangular	300	58,649	
23		126	"	2	Rectangular	136	56,430	
22		93	"	2	Irregular	350	99,670	
21		25	Pipestem	2	Irregular	150	40,300	
20		56	Perpendicular	2	Irregular	180	43,190	
19		97	Perpendicular	2	Irregular	200	46,340	
18		25	Perpendicular	2	Triangular	160	50,230	
17		201	Perpendicular	2	Irregular	200	53,780	
16		25	Pipestem	2	Irregular	150	51,340	
15		139	Perpendicular	2	Rectangular	142	56,790	
14		166	Perpendicular	2	Rectangular	170	57,670	
13		170	Perpendicular	2	Irregular	190	57,890	
12		25	Pipestem	2	Irregular	150	42,670	
11		25	Pipestem	2	Irregular	150	42,500	
10		236	Perpendicular	2	Rectangular	220	56,870	
9		175	Perpendicular	2	Rectangular	180	56,230	
8		173	Perpendicular	2	Rectangular	182	56,360	
7		217	Perpendicular	2	Rectangular	217	57,690	
6		187	Perpendicular	2	Rectangular	220	57,300	
5		127	Perpendicular	2	Rectangular	150	56,430	
4		151	Perpendicular	2	Rectangular	151	47,150	
3		25	Pipestem	2	Irregular	150	50,110	
2		218	Perpendicular	2	Rectangular	200	56,700	
1		228	Perpendicular	2	Rectangular	200	60,120	
N990	A	268	Perpendicular	2	Rectangular	268	61,700	

Comparable Lot Data Table

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