

MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

February 7, 2003

MEMORANDUM

TO: Robert Kronenberg, Senior Planner
Richard A. Weaver, Senior Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning 

FROM: Janet E. Gregor, Planner/Coordinator 
Transportation Planning

SUBJECT: Preliminary Plan No. 1-03026
Site Plan No. 8-03008
Lockwood Property
Olney Policy Area

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject concurrent preliminary and site plans.

RECOMMENDATIONS

Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of the preliminary and site plans:

1. Limit the preliminary plan to no more than five single-family detached housing units.
2. Satisfy Policy Area Transportation Review with a Traffic Mitigation Agreement under which the developer shall help coordinate and fund the implementation of a marketing program for the variable message sign funded by WSSC as a previous traffic mitigation measure to advise drivers to use the Park-and-Ride lot located on Norbeck Road (MD 28) east of Georgia Avenue when the Glenmont Metro parking lot is full. These combined measures are intended to increase use of an underutilized parking lot and reduce Georgia Avenue congestion by encouraging ridership on the bus routes between the Norbeck Road parking lot and the Glenmont Metro Station. Improvements are also to be made to the

walking path connecting the Georgia Avenue bus stop to the Norbeck Road lot. The maximum financial liability shall be \$15,000.00 as defined in the formal Traffic Mitigation Agreement between the developer Robert Lopinto and The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission and Montgomery County Maryland. The binding document establishing this program is currently under final review by legal staff.

DISCUSSION

Site Location and Access

The site is located north of Norbeck Road (MD 28), south of Batchellors Forest Road and east of Georgia Avenue. Access to the site is provided via private road extensions from Westminster Drive. The Lockwood property is located in a low-density area, along a stream valley. Sidewalks are not being provided because all of the lots are over 25,000 square feet. This is consistent with the Montgomery County Department of Public Works and Transportation's (DPWT) policies on sidewalk location.

Master Plan Roadways and Bikeways

Westminster Drive is not a Master Plan designated road. All site access roads will be private. No bikeways are planned in the immediate vicinity of the project due to topography and the rural nature of the property.

Local Area Transportation Review

The development of five single-family detached units on the Lockwood property is expected to generate five new peak-hour trips during the weekday morning peak period (6:30 to 9:30 a.m.) and six new peak hour trips during the weekday evening peak period (3:30 to 6:30 p.m.). A traffic study was not required because these numbers are well below the 50-trip threshold established in the Local Area Transportation Review Guidelines.

Policy Area Review

The Lockwood property is located in the Olney Policy Area. As of January 31, 2003, this policy had a remaining capacity of 2,033 jobs and no capacity for housing. This subdivision may, however be approved as a result of the Traffic Mitigation Agreement described in Condition 2 noted above.

JG:kcw

cc: Greg Leck
Khalid Afzal
Greg Cooke
Mary Goodman
Malcolm Shaneman



Item #7

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: February 07, 2003
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for February 13, 2003.

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Attached are copies of plan drawings for Items #07, #10, #13, #14. These subdivision items are scheduled for Planning Board consideration on February 13, 2003. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-03026
Lockwood Property

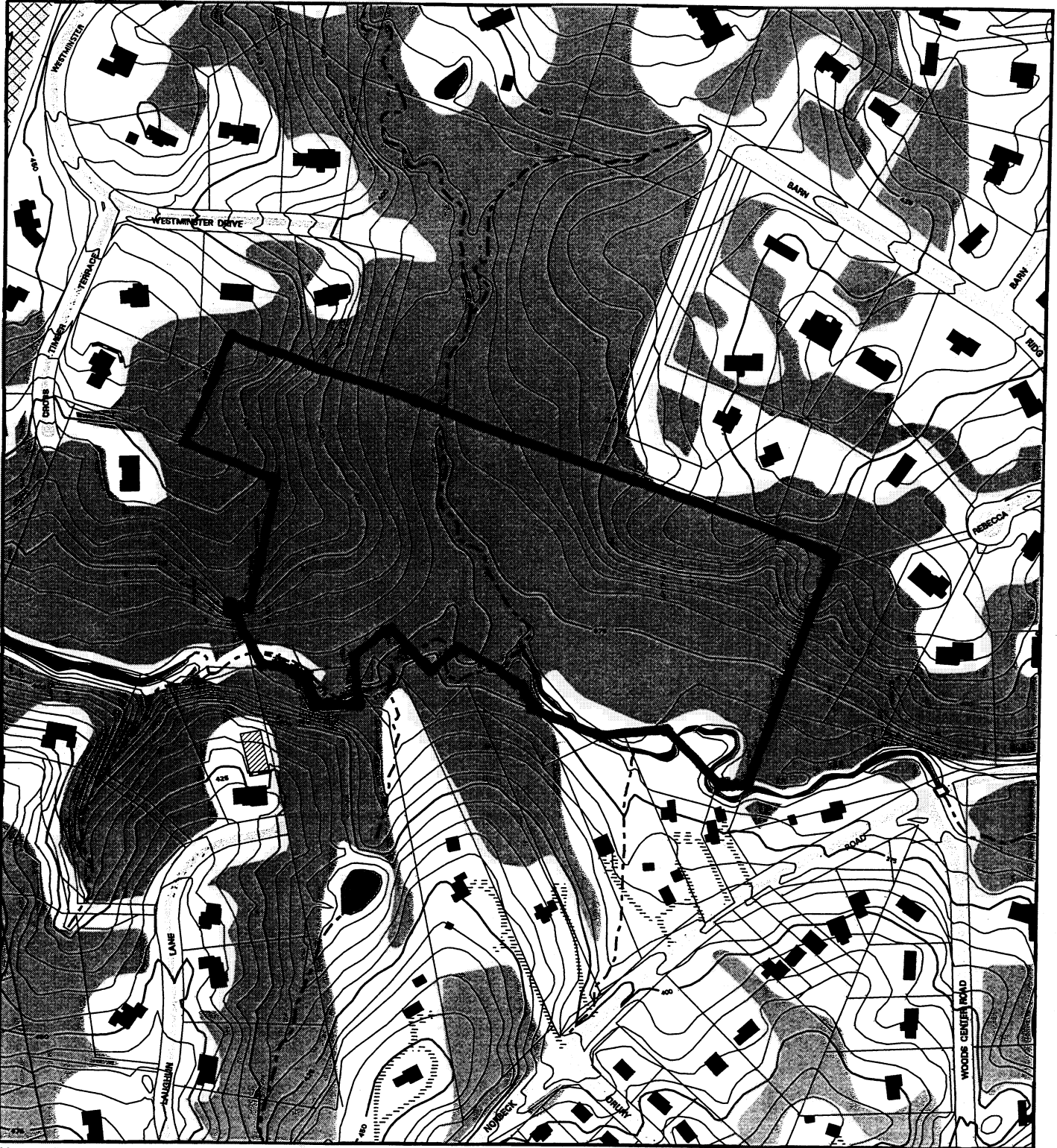
Agenda Item #10 - Preliminary Plan 1-88216
Hoyles Mill Village

Agenda Item #13 - Preliminary Plan 1-02056
Burdoft Property

Agenda Item #14 - Preliminary Plan 1-03031
Cabin John Park

Attachment

VICINITY MAP FOR
LOCKWOOD PROPERTY (1-03026)



Map compiled on November 07, 2002 at 4:13 PM | Site located on base sheet no - 222NW02

NOTICE

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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 1:14400 scale aerial photography using stereo photogrammetric methods.

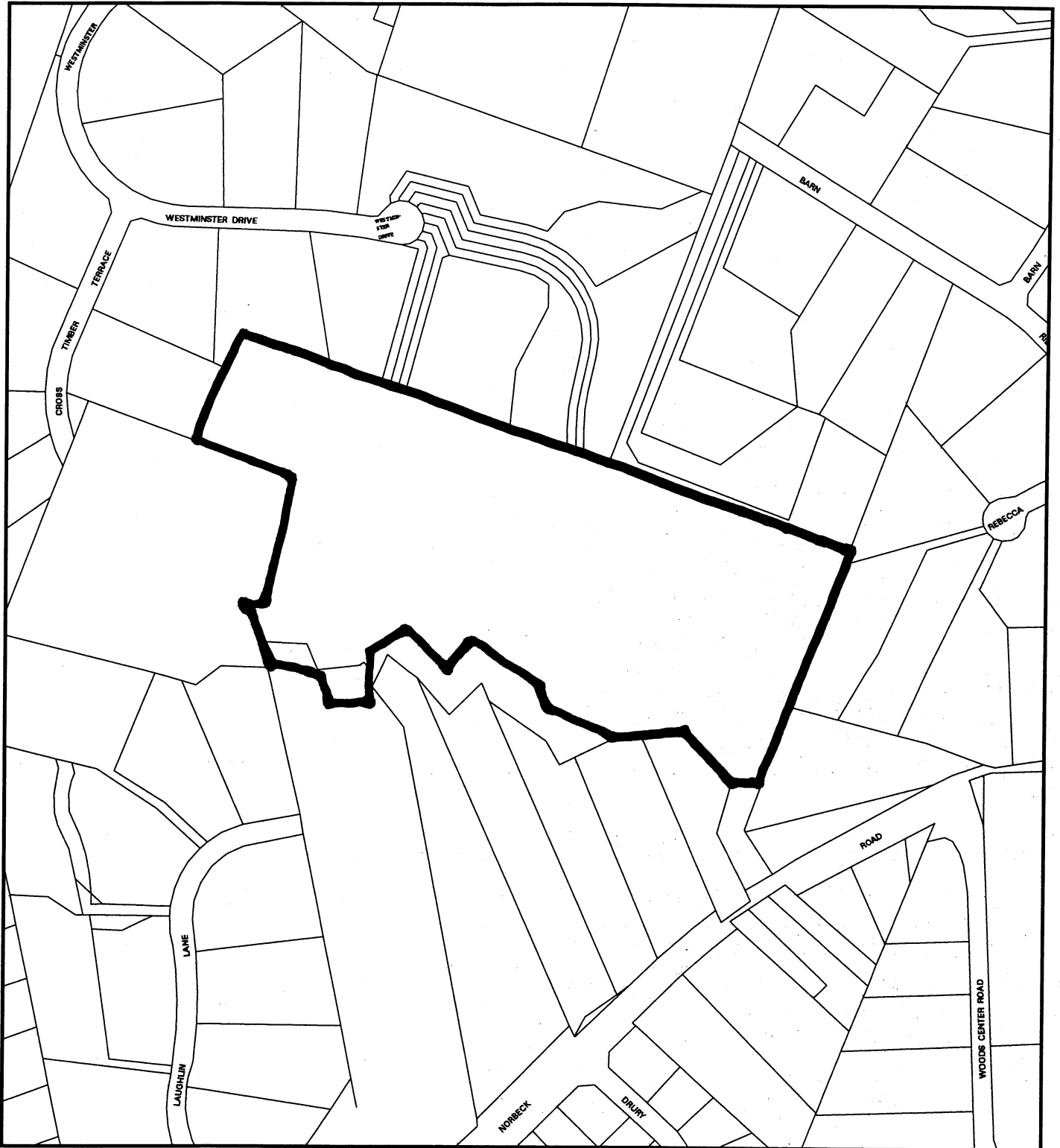
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



1 : 4800

VICINITY MAP FOR
LOCKWOOD PROPERTY (1-03026)



Map compiled on January 21, 2003 at 3:17 PM | Site located on base sheet no - 222NW02

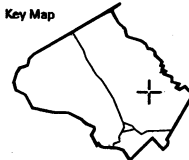
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Key Map



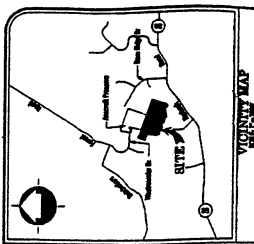
N



Research & Technology Center

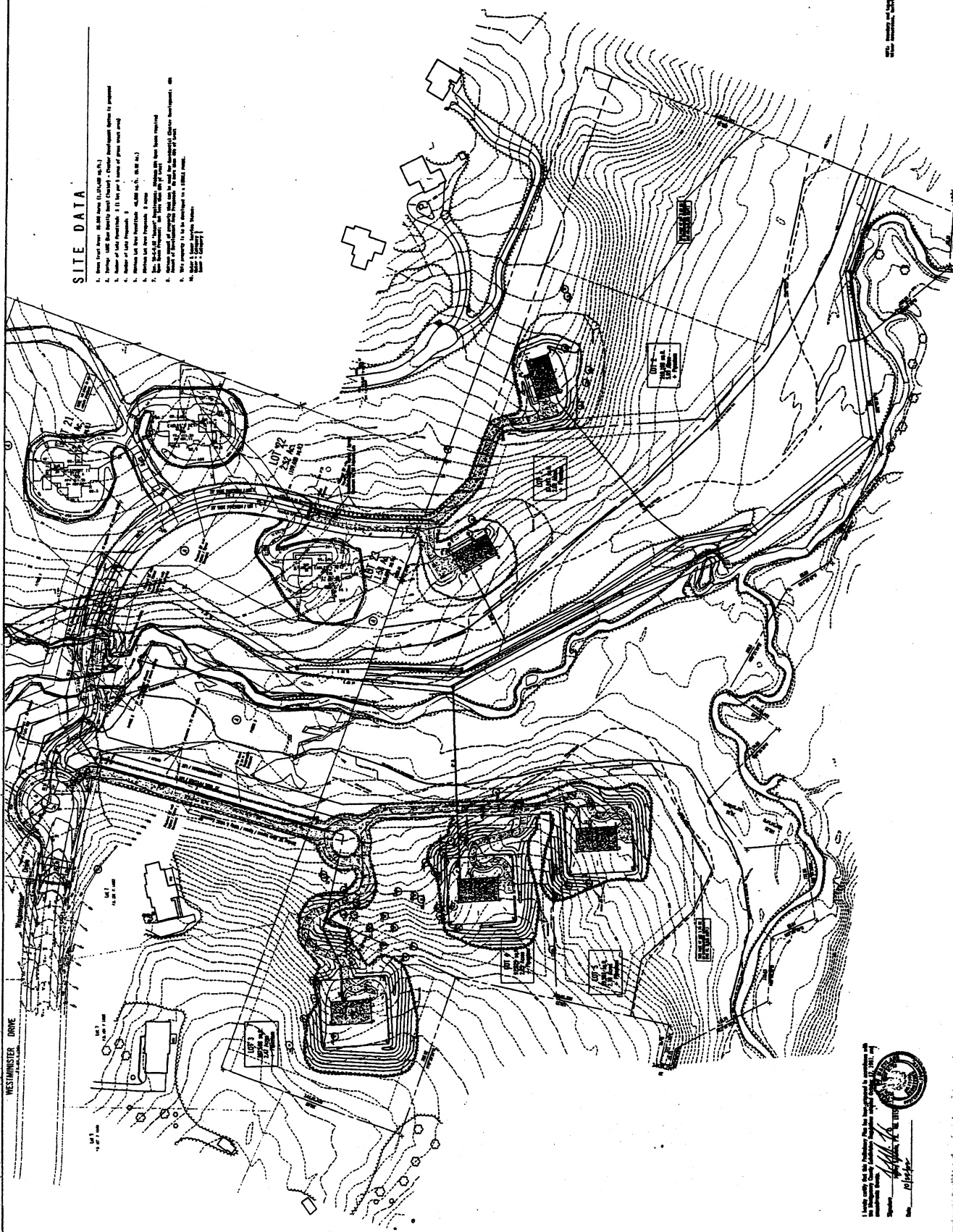


1 : 4800



SITE DATA

1. Area Total Area: 20.00 Acres (1,360,800 sq. ft.)
2. Building Footprint Area: 100,000 sq. ft.
3. Building Footprint Density: 7.35 sq. ft./sq. ft. of gross area
4. Building Footprint Density: 1.11 sq. ft./sq. ft. of gross area
5. Building Footprint Density: 0.88 sq. ft./sq. ft. of gross area
6. Building Footprint Density: 0.66 sq. ft./sq. ft. of gross area
7. Building Footprint Density: 0.44 sq. ft./sq. ft. of gross area
8. Building Footprint Density: 0.22 sq. ft./sq. ft. of gross area
9. Building Footprint Density: 0.11 sq. ft./sq. ft. of gross area
10. Building Footprint Density: 0.05 sq. ft./sq. ft. of gross area
11. Building Footprint Density: 0.02 sq. ft./sq. ft. of gross area
12. Building Footprint Density: 0.01 sq. ft./sq. ft. of gross area
13. Building Footprint Density: 0.005 sq. ft./sq. ft. of gross area
14. Building Footprint Density: 0.002 sq. ft./sq. ft. of gross area
15. Building Footprint Density: 0.001 sq. ft./sq. ft. of gross area



THIS DOCUMENT IS UNCLASSIFIED, DATE 08/14/2013 BY 60322 UCBAW/STP/STP

PRELIMINARY PLAN
LOCKWOOD PROPERTY
 BERRY ELECTRONIC SERVICE, INC.
 HANCOCK COUNTY, MISSISSIPPI

APPLICANT:
 Berry Electronic Service, Inc.
 1000 Berry Lane
 Berry, Mississippi 38721

NO.	DATE	DESCRIPTION
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2		
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THE SITE SOLUTIONS, INC.
 10000 Highway 100, Suite 100
 Gulfport, Mississippi 39503
 (601) 833-0000 Fax (601) 833-7100
 MISSISSIPPI LICENSED LANDSCAPE ARCHITECTS



[Signature]
 [Name]
 [Title]

