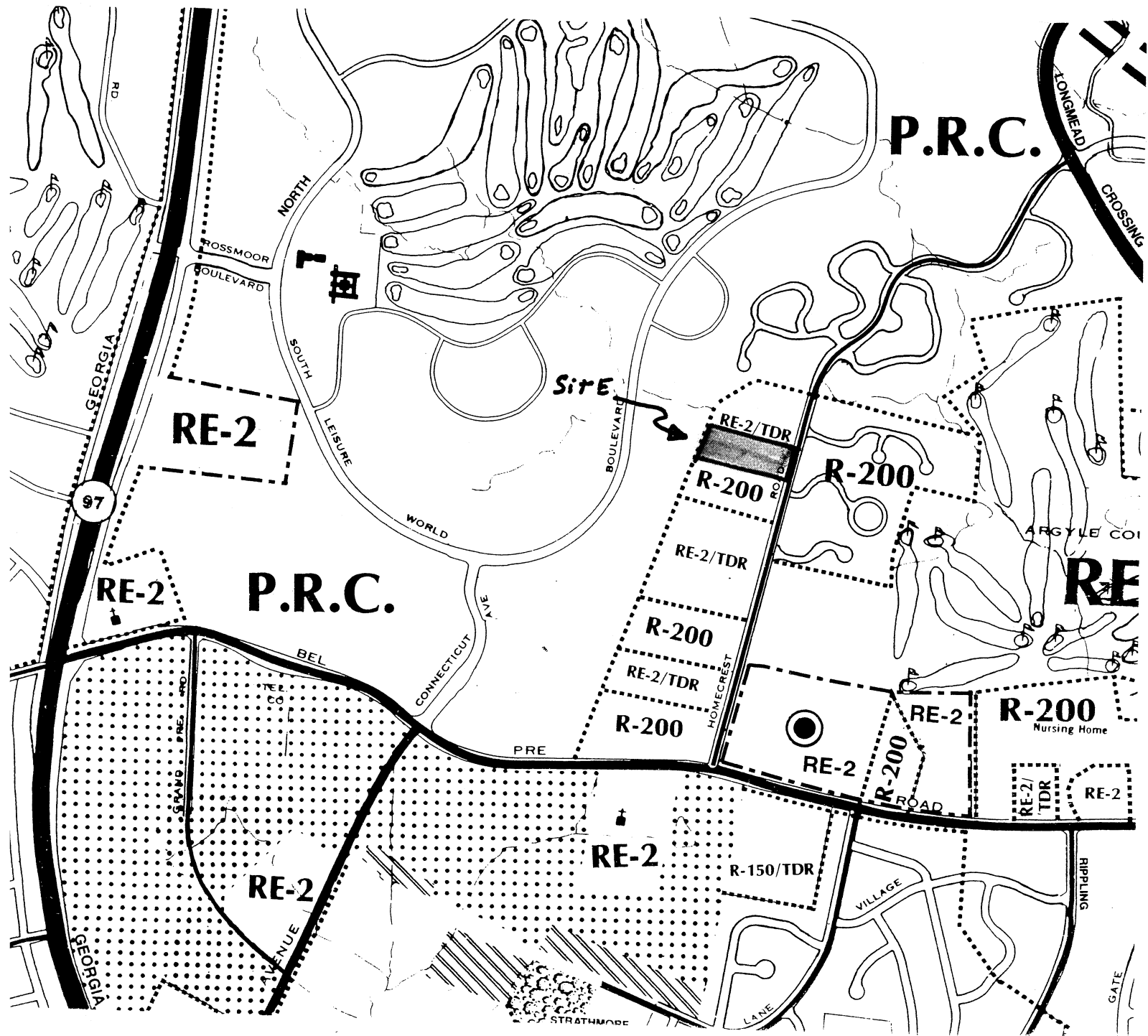


ANALYSIS: Conformance to Master Plan

The subject property was previously zoned RE-2 by the 1970 Aspen Hill Master Plan. Since that time, individual zoning cases have been filed and approved for rezoning from the RE-2 to R-200. The master plan proposes single family uses at "suburban densities". The current 1994 Master Plan recommended this area for RE-2/TDR-2. The surrounding properties to the subject site were estimated to yield a maximum of 56 units. To achieve the maximum recommended density, approximately 46 TDR's will need to be purchased. The master plan recommends that the area be maintained as a medium density residential character. The proposal set forth in the preliminary plan and site plan is consistent with the guidance in the master plan.



FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required (None is required)*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The plan proposes five (5) one family detached dwellings fronting Homecrest Court. The buildings are arranged to provide internal relationship to the existing dwelling on Homecrest Court.

The location of the dwellings as shown on the site plan is conceptual. The precise location and site grading will not be determined until the owner has chosen a specific house type and a house location plan with grading, to be developed by the project engineer. The maximum limits of disturbance have been shown for each lot, indicating ultimate clearing and the areas to be protected by a forest conservation easement

b. Open Spaces

The open space is adequate in providing attractive and accessible green space for the five (5) lot subdivision. Over one (1) acre of open space is provided on the site. The open space parcel provides an effective buffer to the adjacent Leisure World development. The majority of the open space parcel will be protected by a Category I forest conservation easement. The parcel also includes the stormwater management facility that consists of (1) on-site water quantity control via construction of an on-site bio-retention facility. The Department of Permitting Services as reviewed and approved the stormwater management concept

c. Landscaping and Lighting

Landscaping on the site consists of existing evergreen screening in the rear of the lots to the north of the property with shade trees proposed in the rear of the houses as well. Proposed ornamental and shade trees will accent between the proposed houses and proposed evergreen screening will be placed in the rear of lots 25 and 26 to provide a visual buffer to the stormwater management. Additional screening will also be provided in the rear of the stormwater management plan to provide screening the adjacent Bel Pre Farms subdivision. Foundation planting is provided for each proposed house to provide for accent and seasonal color. Street trees are proposed on Homecrest Road and Court to match the existing trees within the public right-of-way.

Existing lighting conforms to MCDPW&T standards for public roads. Lighting for the proposed lots will consist of individual lighting standards to accommodate safety and

d. Vehicular and Pedestrian Circulation

The minimal vehicular and pedestrian circulation serving the proposed lots, in general is adequate, safe and efficient

The street connections to the site are in accordance with the Preliminary Plan, and the layout provides direct access to a public street

Pedestrian access is provided to Homecrest Road in the form of a 4-foot sidewalk on the north side of Homecrest Court

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The new houses are sited in a manner to compliment the existing lots and structures on the south side of Homecrest Court. Each structure and use is compatible with other uses and with existing and proposed adjacent development

The activity associated with the proposed residential community will not cause any negative effect on adjacent residential uses

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest conservation requirements have been met by the preservation of .36 acres of existing forest, with planting obligations being met on-site.

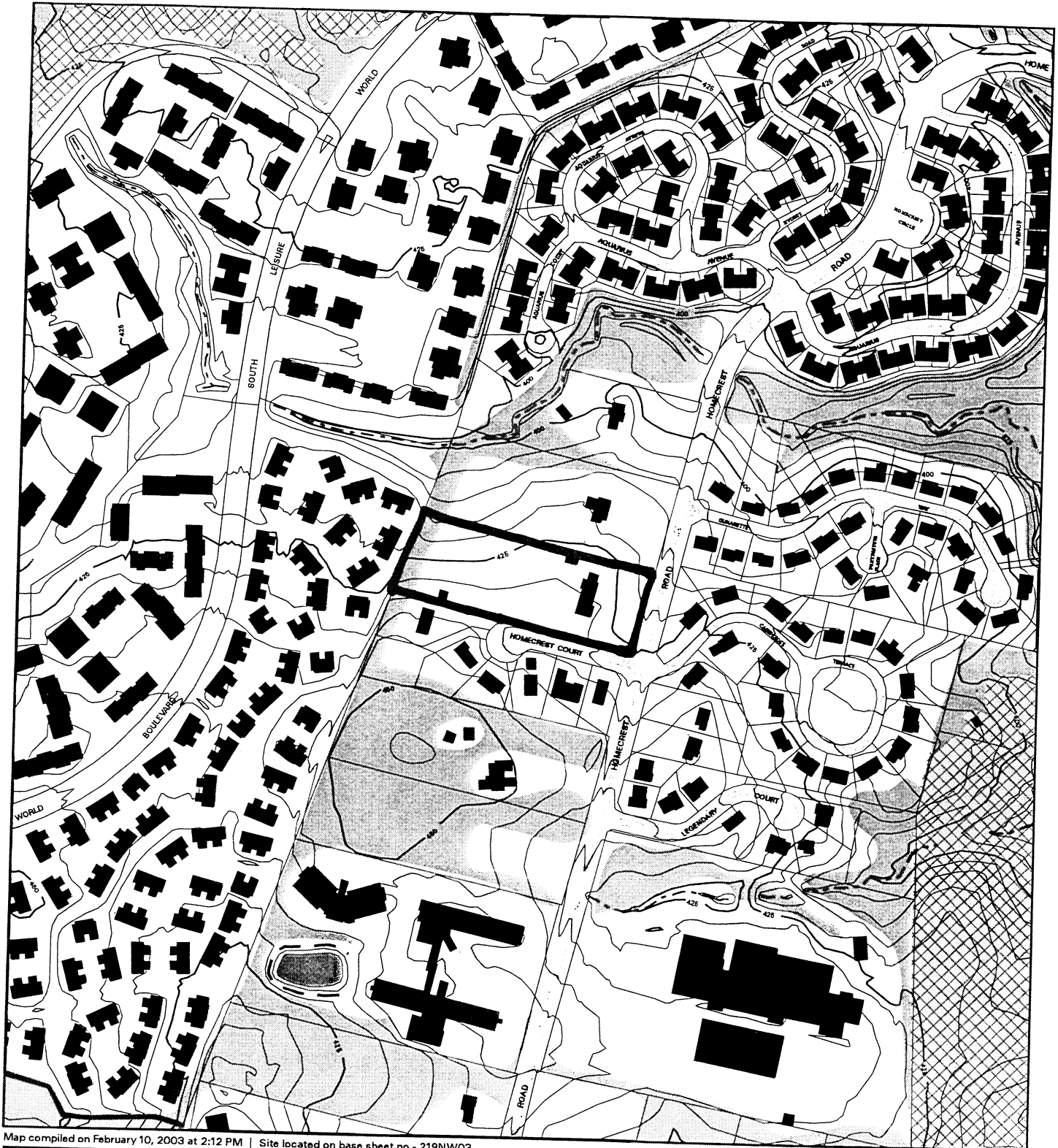
A Category I Forest Conservation easement will be placed over the open space parcel adjacent to the stormwater management facility. A category II easement will be placed over the existing evergreen screen in the rear of lots 27 and 28, extending into the open space

ATTACHMENTS

Vicinity Map	13
Proposed Site Plan	14
Landscape Plan	15
Tabular Summary	16

One letter from an adjacent homeowner is attached

VICINITY MAP FOR
HOMECREST



Map compiled on February 10, 2003 at 2:12 PM | Site located on base sheet no - 219NW03

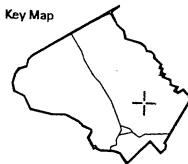
NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland -National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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



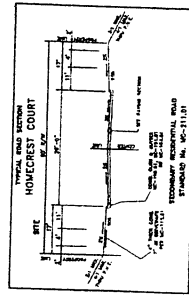
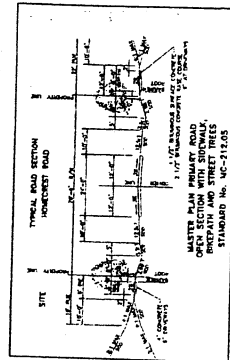
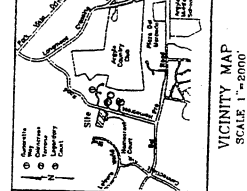
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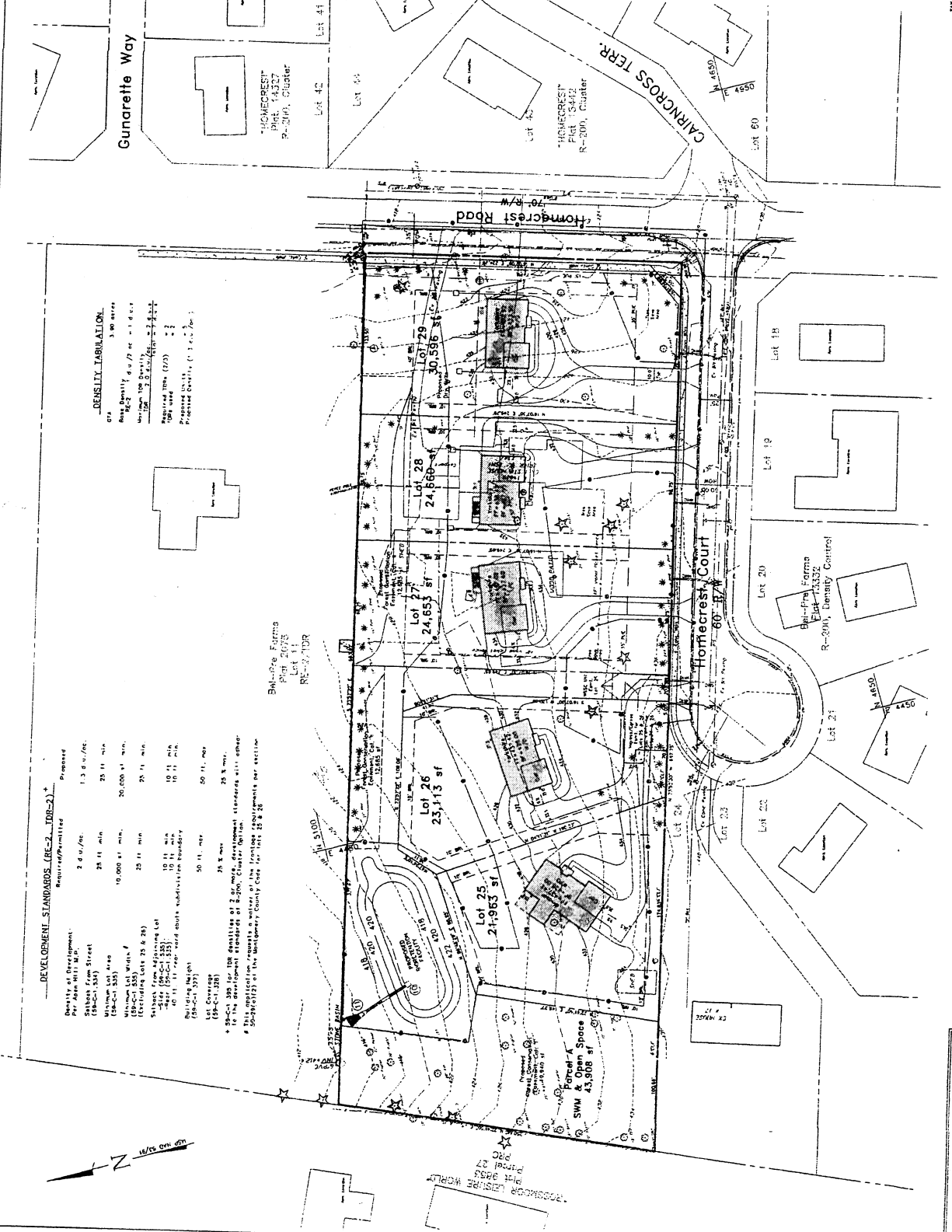
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



NOTES

1. Responsibility from survey by this office, with 3' contour intervals.
2. Boundary information from survey by this office.
3. Water and sewer easements not shown and shown, respectively.
4. The property is zoned R-2-C-200. The proposed use is residential.
5. Area Tabulation:
 Site Area: 3.30 ac. or 143,040 sq. ft.
 Total Paved Area: 0.02 ac. or 1,080 sq. ft.
 Net Site Area: 3.28 ac. or 141,960 sq. ft.
 Green Area: 149,800 sq. ft. or 3.41 ac.
 Impervious Area: 22,770 sq. ft. or 0.52 ac.
6. Number of lots proposed by this plan: 5
7. Natural resources (including wetlands) shown on the Maryland Department of the Environment Planning Division. Approval is required for any proposed development in these areas.
8. This site is within the State Hill Transportation Policy Area.
9. This site is within the State Hill and Westside Master Plan Area.
10. This site is within the State Hill and Westside Master Plan Area.
11. This plan is not for construction purposes.
12. Property lines and area are subject to adjustment at final plat completion.
13. Building locations and grading are schematic representations.
14. Existing structures to be removed, and existing wells to be abandoned.
15. Servicing utility impacts include:
 Water & Sewer: R-2-C-200
 Electric: R-2-C-200
 Natural Gas: R-2-C-200



DEVELOPMENT STANDARDS (R-2, R-2-C)

Requirement	Required	Proposed
Density of Development	1.3 d.u./ac.	1.3 d.u./ac.
Per Acre Hill S.P.	25 ft. min.	25 ft. min.
Minimum Lot Area	10,000 sq. ft. min.	20,000 sq. ft. min.
Minimum Lot Width	25 ft. min.	25 ft. min.
Minimum Lot Area (Including Lots 25 & 26)	10 ft. min.	10 ft. min.
Setback from Adjacent Lot	10 ft. min.	10 ft. min.
Setback from Street	10 ft. min.	10 ft. min.
40 ft. 11' rear yard depth substituting the boundary	50 ft. 11' min.	50 ft. 11' min.
Lot Coverage	28 % max.	28 % max.
Setback from Street	25 ft. min.	25 ft. min.

* 28-C-1-200 for 100 densities of 2 or more, development standards will govern.
 # The development standards of R-200, Chapter 20.01A, will govern.
 § 20.01A(1) of the Montgomery County Code for lots 18 & 28.

DENSITY TABULATION:
 Area Density: 1.3 d.u./ac. or 1.8 d.u./ac.
 Net Site Area: 3.28 ac. or 141,960 sq. ft.
 Total Paved Area: 0.02 ac. or 1,080 sq. ft.
 Proposed Density: 1.3 d.u./ac.
 Proposed Coverage: 28 %

TAX MAP NO. 283
 WMSD 210 1M 03

PRELIMINARY PLAN OF SUBDIVISION

HOMECREST
 Lots 25-29, & Parcel A

13TH ELECTION DISTRICT - MONTGOMERY COUNTY, - MARYLAND

MHG
 MONTGOMERY COUNTY ENGINEERS & ARCHITECTS
 10000 Rockville Pike, Suite 100
 Rockville, MD 20850
 Phone: 301-981-1100
 Fax: 301-981-1101
 www.mhg.com

Prepared by: Designer
 Date: 11-20-07
 Project No.: 07-001
 Sheet No.: 1 of 1

PREPARED FOR:
 SQUARE DISTRICT #20
 2401 Research Blvd, Suite 320
 Rockville, MD 20850
 301-975-0165

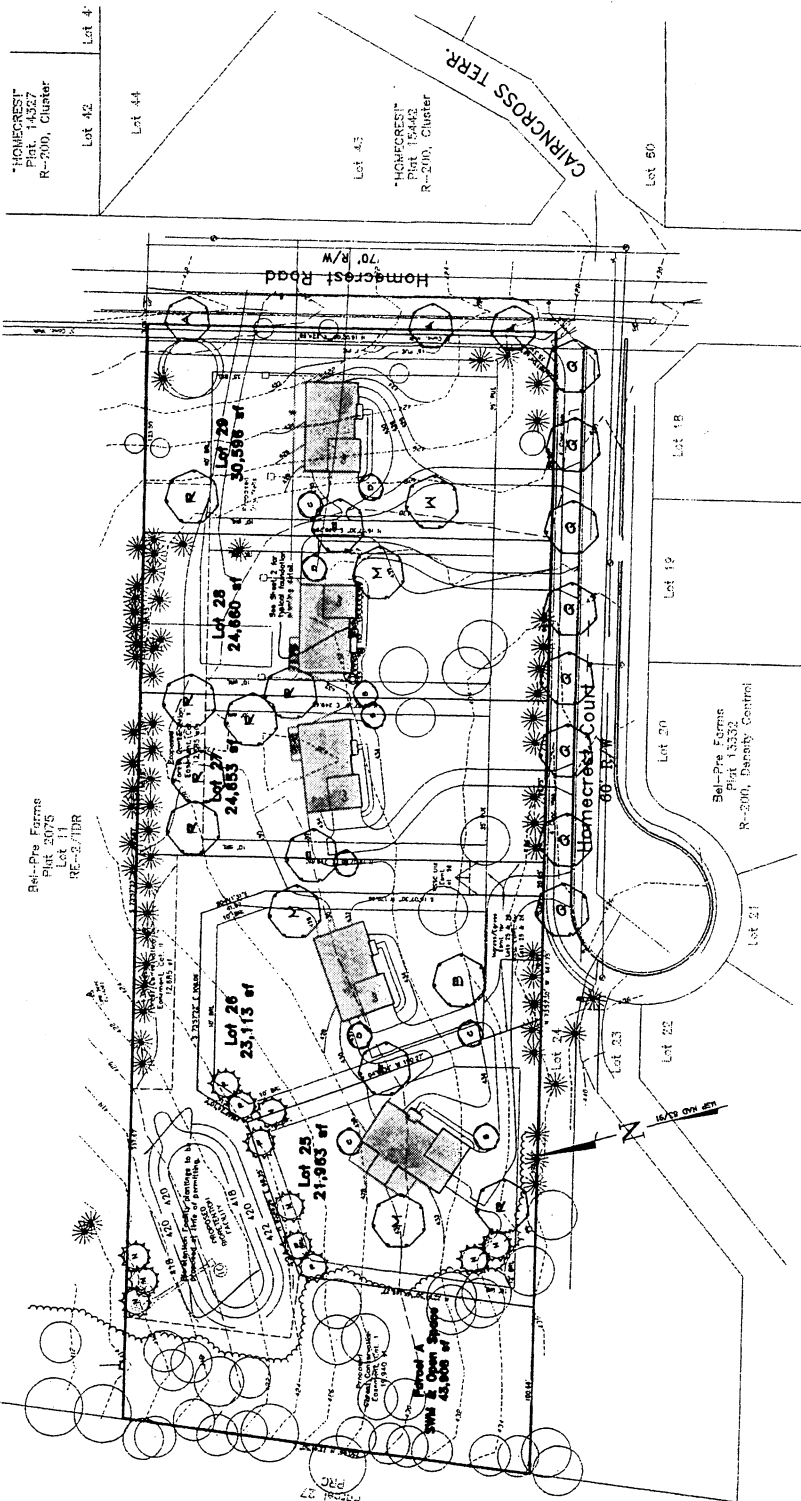
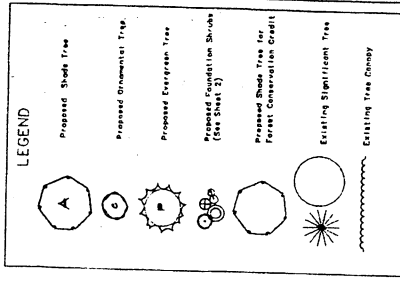
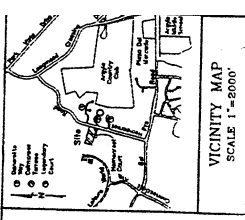
NO.	DATE	DESCRIPTION	BY

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that the information furnished in this preliminary plan of subdivision is true and correct to the best of my knowledge and belief, and that I am the owner of the land shown in this plan.

SIGNED: _____
 TITLE: _____
 DATE: _____

GRAPHIC SCALE
 1" = 200' 0"



LANDSCAPE PLAN
HOMECREST
 Lots 25-29 & Parcel A
 13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
 MHC
 Macris, Horiguchi & Glascock, P.A.
 Landscape Architects & Surveyors
 1000 Montgomery Avenue, Suite 300
 Rockville, MD 20850
 Phone: 301-975-8826
 Fax: 301-975-8826
 ATTN: Mr. Kevin Smart
 Project No. 02-006-11
 Date: 02/08/11
 Scale: 1" = 30'

PREPARED FOR:
 SMART DEVELOPMENT
 2400 Homestead Road
 Rockville, MD 20850
 PHONE: 301-975-0165
 FAX: 301-975-8826
 ATTN: Mr. Kevin Smart

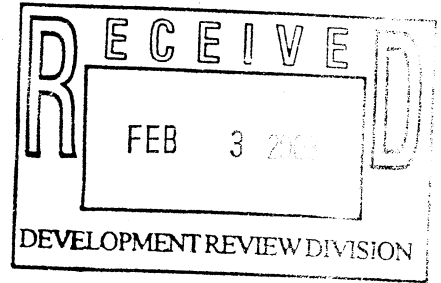
LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT
A	3	Acer biogonidum	Tobler Maple	24'-3"		B&B
B	1	Fagus sylvatica	European Beech	24'-3"		B&B
F	3	Fraxinus pennsylvanica 'Summit'	Summit Ash	24'-3"		B&B
M	3	Acer saccharum 'Lacey'	Lacey Sugar Maple	24'-3"		B&B
G	8	Quercus phellos	White Oak	24'-3"		B&B
R	7	Quercus rubra	Red Oak	24'-3"		B&B
W	1	Quercus alba	White Oak	24'-3"		B&B
EVERGREEN TREES						
H	2	Ilex opaca	American Holly		8'-10'	B&B
N	5	Phoebe alba	Waxy Spice		8'-10'	B&B
P	5	Prunella nigra	Australian Pine		8'-10'	B&B
ORNAMENTAL TREES						
C	4	Prunus serrulata	Sargent Cherry		8'-10'	B&B
D	3	Cornus x cordata (Rutiden)	Cascade Dogwood		8'-10'	B&B
S	3	Magnolia soulangiana	Southern Magnolia		8'-10'	B&B

Call "Miss Lilly" at 1-800-252-9777.
 48 hours prior to the start of work.
 This list is intended to provide a general guide to the plants shown on the plan. It is not intended to be a comprehensive list of all plants that may be used on the project. The final selection of plants shall be at the discretion of the contractor.

1-29-03

Development Review Division
Maryland National Capitol Park and
Planning Commission



Reference: Plan # 1-03031
Current Zoning: RE-2TDR

As the current owner of lot #20 located on Homecrest Court I adamantly appose the recent plans which were presented for my review. This proposal which is for an additional five homes to be built directly across from my property will dramatically reduce the property value of my home, as well the privacy for which I purchased my home in my current location. The Developer who also plans on creating four separate entrance, all of which will derive from my court (Homecrest Court) and not from Homecrest Road. Furthermore two of these proposed entrances will be directly in front of my home.

Along with the afore mentioned problems one could only imagine the length of time allotted for construction of these proposed property's and the amount of noise and traffic involved.

In conclusion I hope that my response falls on sympathetic ears for the sake of my family as well as my neighbors.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sam S Khoury".

Sam S Khoury
10 Homecrest Court
Silver Spring, MD 20906