

**MEMORANDUM**

**DATE:** December 30, 2004

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Acting Supervisor *CC*  
Development Review Division

**FROM:** Dolores Kinney, Senior Planner *DK*  
Development Review

**REVIEW TYPE:** Preliminary Plan Review

**APPLYING FOR:** Subdivision of Parcel 105 Tax Map JT 52

**PROJECT NAME:** Ashton Carvounis Property

**CASE #:** 1-05008

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** RC

**LOCATION:** Located on the north side of Ashton Road (MD 108),  
approximately 150 feet east of the intersection with New  
Hampshire Avenue (MD 650)

**MASTER PLAN:** Sandy Spring-Ashton

**APPLICANT:** Pete Carvounis

**HEARING DATE:** January 6, 2005

**STAFF RECOMMENDATION:** Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval limited to one (1) residential lot, one (1) one-family detached dwelling unit.
- 2) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest retention.
- 3) Compliance with conditions of MCDPWT letter dated, December 30, 2004 unless otherwise amended.
- 4) Compliance with Environmental Planning conditions of approval for tree save dated August 12, 2004.
- 5) Compliance with the conditions of the MCDPS stormwater management approval dated July 14, 2004.
- 6) Access and improvements as required to be approved by MDSHA prior to issuance of access permits
- 7) Other necessary easements.

#### **SITE DESCRIPTION:**

The subject property, identified as Parcel 105 ("Subject Property"), is located on the north side of Ashton Road (MD 108), approximately 150 feet east of New Hampshire Avenue (MD 650) (Attachment A). The property contains 5.57 acres and is zoned RC (Rural Cluster). The Subject Property is currently developed with a single-family dwelling, which will be removed. The property contains one specimen tree and has a stream with associated stream valley buffer.

#### **PROJECT DESCRIPTION:**

This is an application to record the Subject Property as one (1) lot for the construction of one (1) new single-family detached dwellings (Attachment B). The proposed lot will have direct access from Ashton Road (MD 108).

#### **ISSUES**

The Subject Property is zoned RC and has a lot width at the street line (frontage) of approximately 140 feet. Under the Standard Method Development, the current RC Zone requires a minimum frontage of 300 feet. County records show that the property was created prior to the establishment of the RC Zone. Pursuant to Section 59-C-9.73 (b)(2), the property is exempt from the 300-foot frontage requirement for the RC zone and subject to the minimum required by the zoning at the time the parcel was created (25 feet per the Rural Zone). The lot meets all the applicable dimensional requirements of the Rural Zone pursuant to Section 59-C-9.43.

## **ANALYSIS AND FINDINGS FOR THE PRELIMINARY PLAN**

Staff's review of Preliminary Plan #1-05008, Ashton Carvounis Property, indicates that the plan conforms to the recommendations of the Sandy Spring-Ashton Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the area's residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision. The site does not warrant transportation Adequate Public Facilities (APF)/Local Area Transportation Review (LATR).

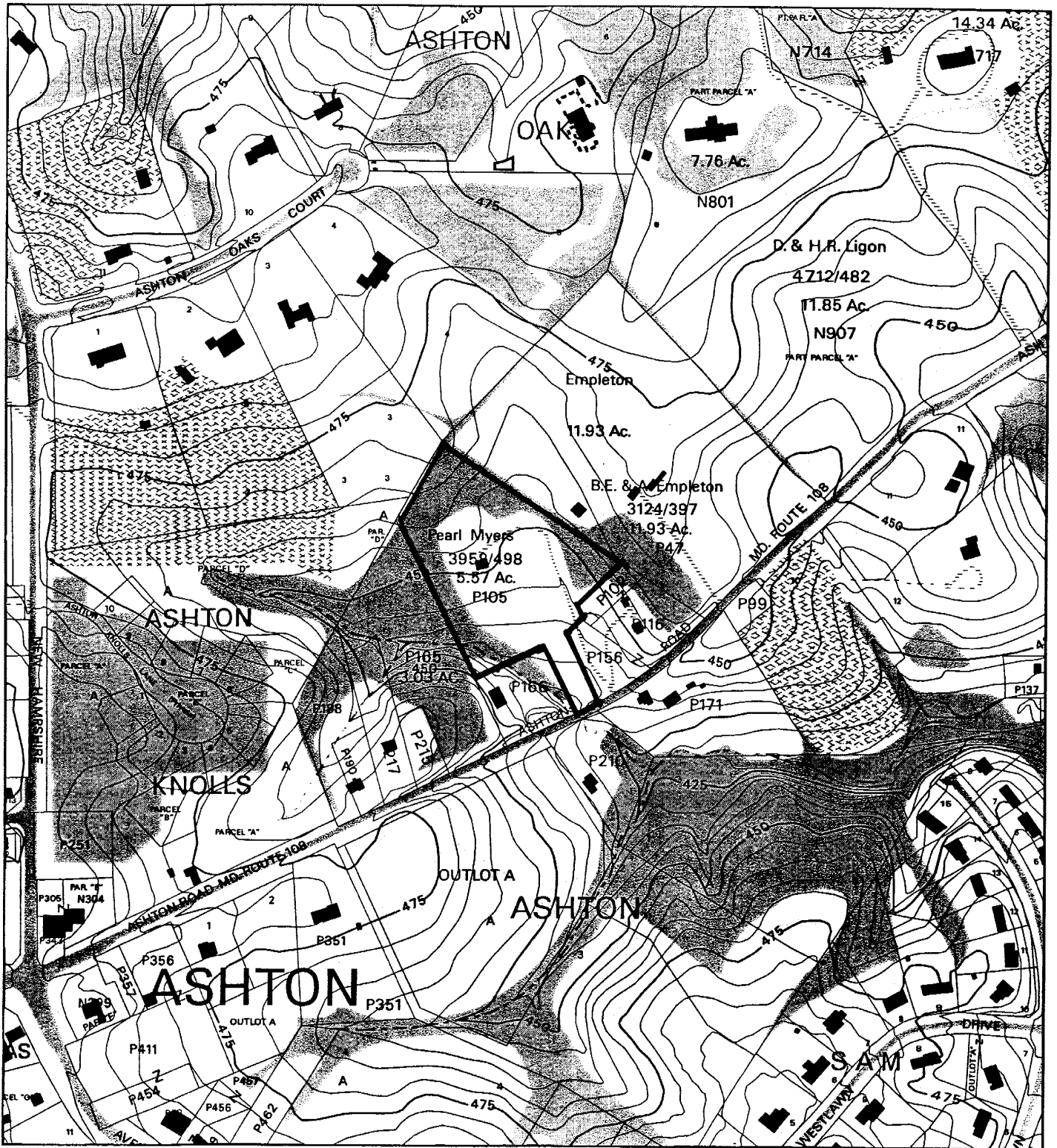
## **CONCLUSION**

Preliminary Plan #1-05008, Ashton Carvounis Property conforms to the Sandy Spring-Ashton Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the conditions included above.

## **ATTACHMENTS:**

Attachment A	Vicinity Map
Attachment B	Preliminary Plan

# ASHTON - CARVOUNIS PROPERTY (1-05008)



Map compiled on August 02, 2004 at 11:19 AM | Site located on base sheet no - 224NE01

**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



N

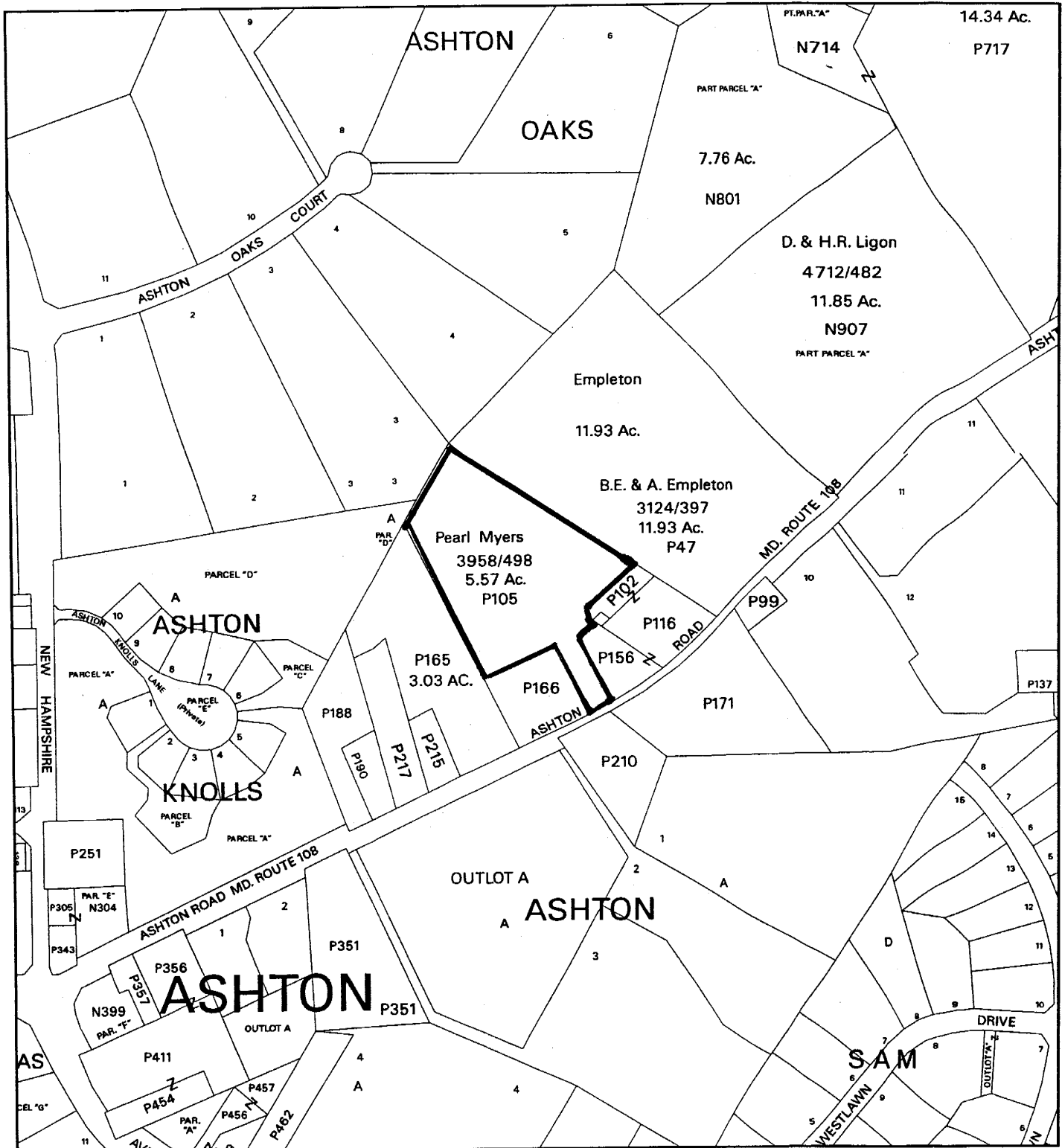


Research & Technology Center



1 inch = 400 feet  
1 : 4800

# ASHTON - CARVOUNIS PROPERTY (1-05008)



Map compiled on August 02, 2004 at 11:21 AM | Site located on base sheet no - 224NE01

## 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

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

Key Map



N



Research & Technology Center



1 inch = 400 feet  
 1 : 4800

**NOTES**

- Boundary, as shown, graphically reproduced from a "Deed Plat" by Nasseaux-Hemstey, Inc., dated July 2003.
- Topography, as shown, provided by Architectural Design Services, Inc., 2' contour interval. Wetlands, as shown, from a field survey by this office, dated March, 2004.
- Planting Area 23 (Clney) - Sandy Spring-Ashton Special Study Plan.
- Property included in Patuxent River Primary Management Area (PMA)
- Sewer Category S-6.
- Water Category W-1.
- Soils, from the Montgomery County Soils Survey Sheet 14 2004.
- 8A Balle silt loam; 0-3% slopes
- 2B Glenelg silt loam; 0-3% slopes
- Flood plain, as shown, from a Flood Plain Study by this office dated January, 2004.
- URT No. 4-04-07.
- There are no historic or cultural features on site.
- No rare, threatened, or endangered plant or animal species observed on site.
- Site street address = 200 Ashton Road
- Certain elements as shown herein are scaled and subject to revision at time of field survey or record plat.
- Development Tabulation:
  - Existing Zoning = Rural Cluster
  - Number of Lots Proposed = One (Existing house to be razed)
  - Total Area included in Plan = 5.87 acres
  - Area of Street Dedication = 0.10 acres (4600 sq.ft.)
  - Net Lot Area after dedication = 5.47 acres

PREPARED FOR  
**PETE CARVONIS**  
17005 New Hampshire Ave  
Shaw Spring MD 20994  
(301) 84-3855

SCALE 1" = 200'

DATE APRIL 2004

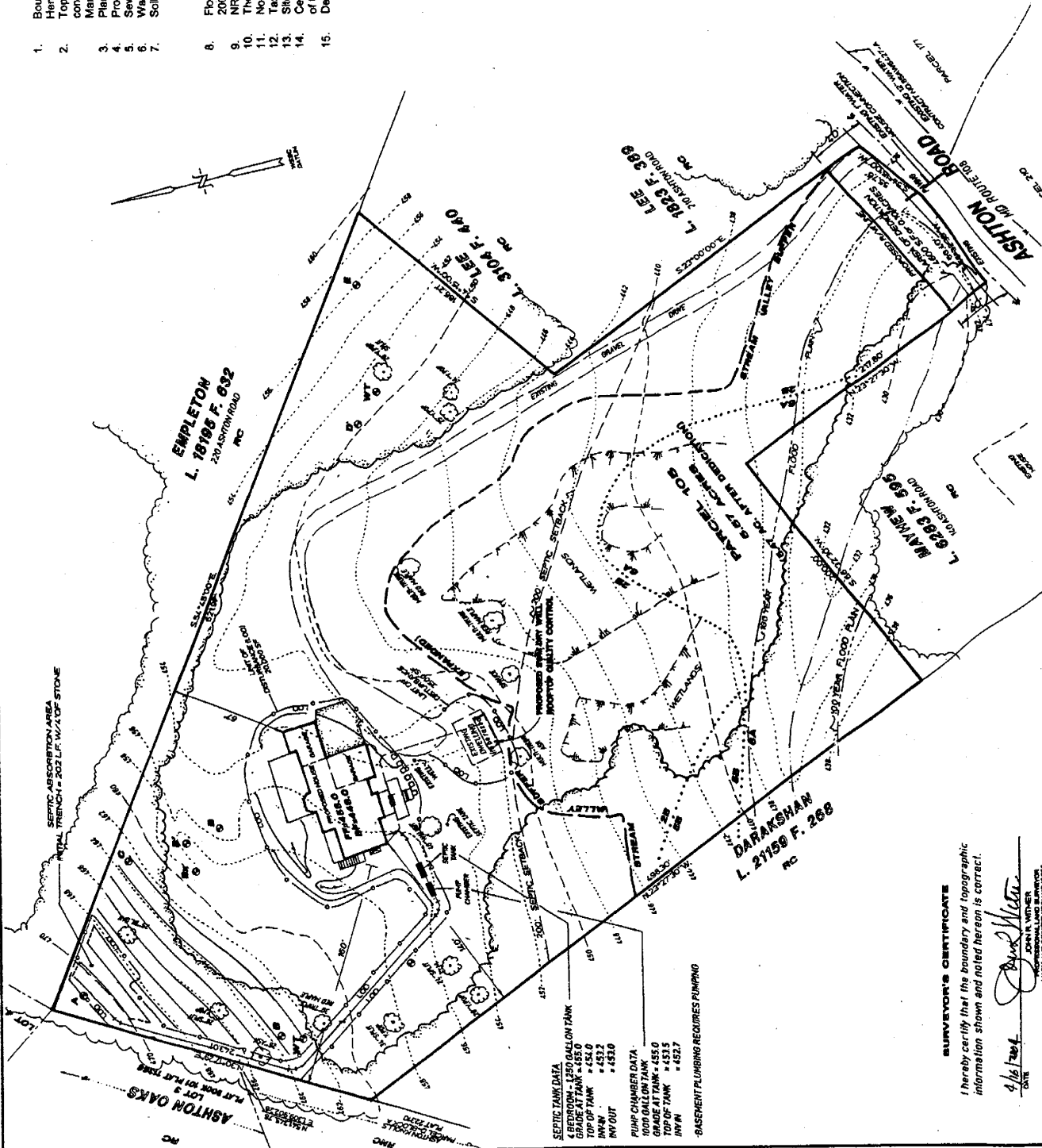
PROJECT NO. 00556B

SHEET NO. 1

DATE 1 = 50'

PRELIMINARY PLAN OF SUBDIVISION  
PARCEL 108  
**CARVONIS PROPERTY**  
**ASHTON**  
8th ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**W W WITHER ASSOCIATES, LLC**  
Lead Surveyor, Land Planning & Design  
354-A Hungerford Drive, Rockville, MD 20850  
Tel: (301) 309-8600 Fax: (301) 309-8603



**SEPTIC TANK DATA**  
4 BEDROOM - 1500 GALLON TANK  
GRADE AT TANK = 455.0  
INLET TANK = 453.2  
INLET = 453.0

**PUMP CHAMBER DATA**  
1000 GALLON TANK  
GRADE AT TANK = 455.0  
TOP OF TANK = 452.7  
INLET = 452.7

-BASEMENT FLOORING REQUIRES PUMPING

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the boundary and topographic information shown and noted hereon is correct.

*John Wither*  
DATE 4/16/04  
JOHN WITHER  
LAND SURVEYOR & DESIGNER

**SEPTIC DESIGN CHART**

TEST	TIME (min)	DEPTH (in)	NO. OF STONES	TOTAL LENGTH (ft)	ANNUAL FLOW (gpd)	SEPTIC TANK SIZE (gal)	PERCENTAGE OF TANK USED	PERCENTAGE OF TANK USED	PERCENTAGE OF TANK USED			
A	18	35.5-12	B	20	4.6-12	C	20	304.1-15	482.0	453.2	453.0	448.0

THIS PRINT DROPPED  
JUN 7 1 00 PM '04  
WITHER ASSOCIATES