

Item #4



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

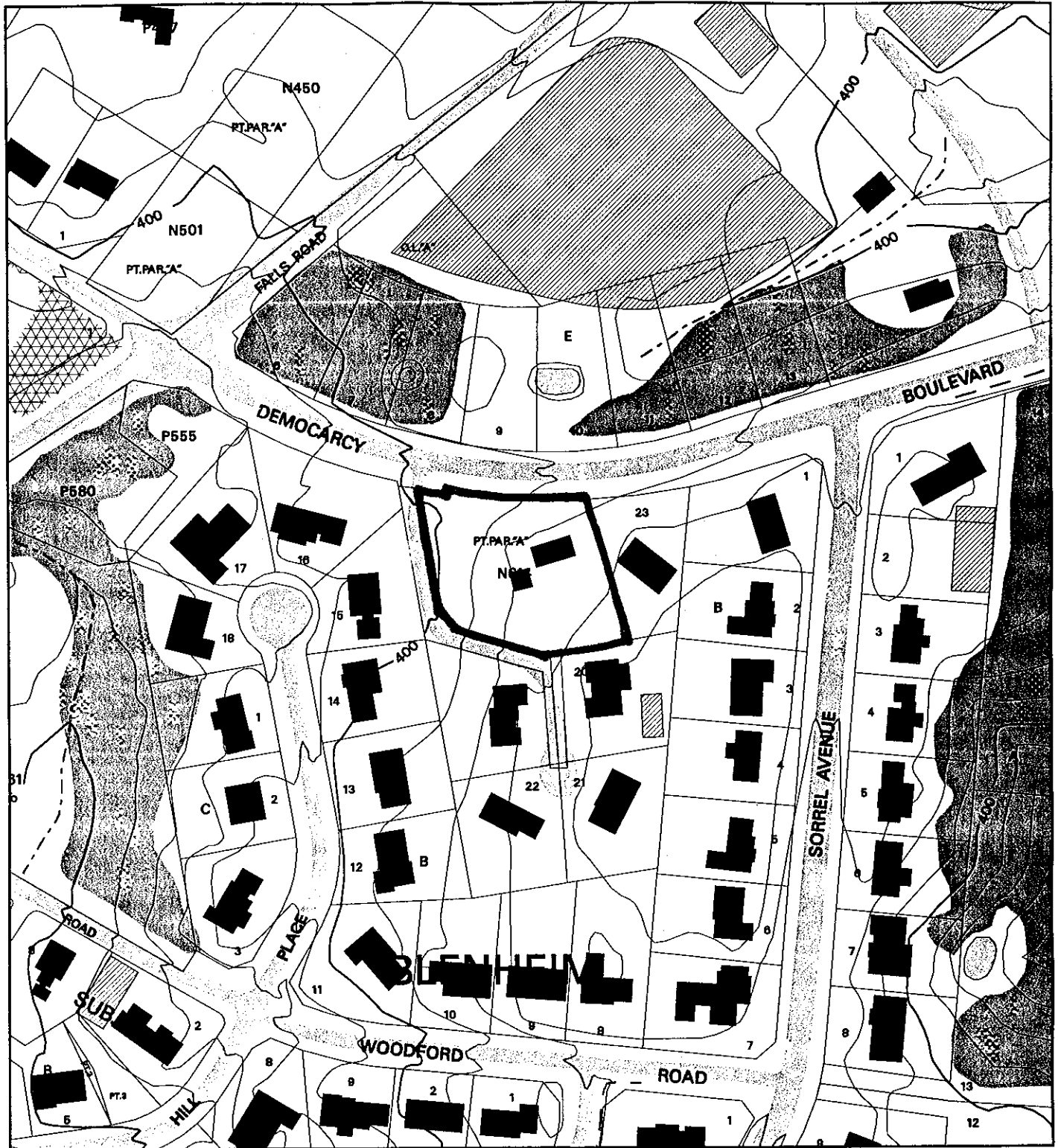
DATE: April 19, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for April 25, 2002.

Attached are copies of plan drawings for Items #04, #05, #06. These subdivision items are scheduled for Planning Board consideration on April 25, 2002. The items are further identified as follows:

- Agenda Item #04 - Preliminary Plan 1-02077
Democracy Boulevard
- Agenda Item #05 - Pre-Preliminary Plan 7-02052
Cabin John Park
- Agenda Item #06 - Subdivision Regulation Waiver SRW-01005
Stoneybrook Road Church Subdivision

Attachment

VICINITY MAP FOR
10500 DEMOCRACY BOULEVARD (1-02077)



Map compiled on April 19, 2002 at 10:33 AM | Site located on base sheet no - 213NW10

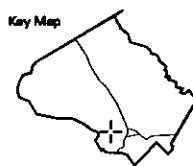
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Key Map



N



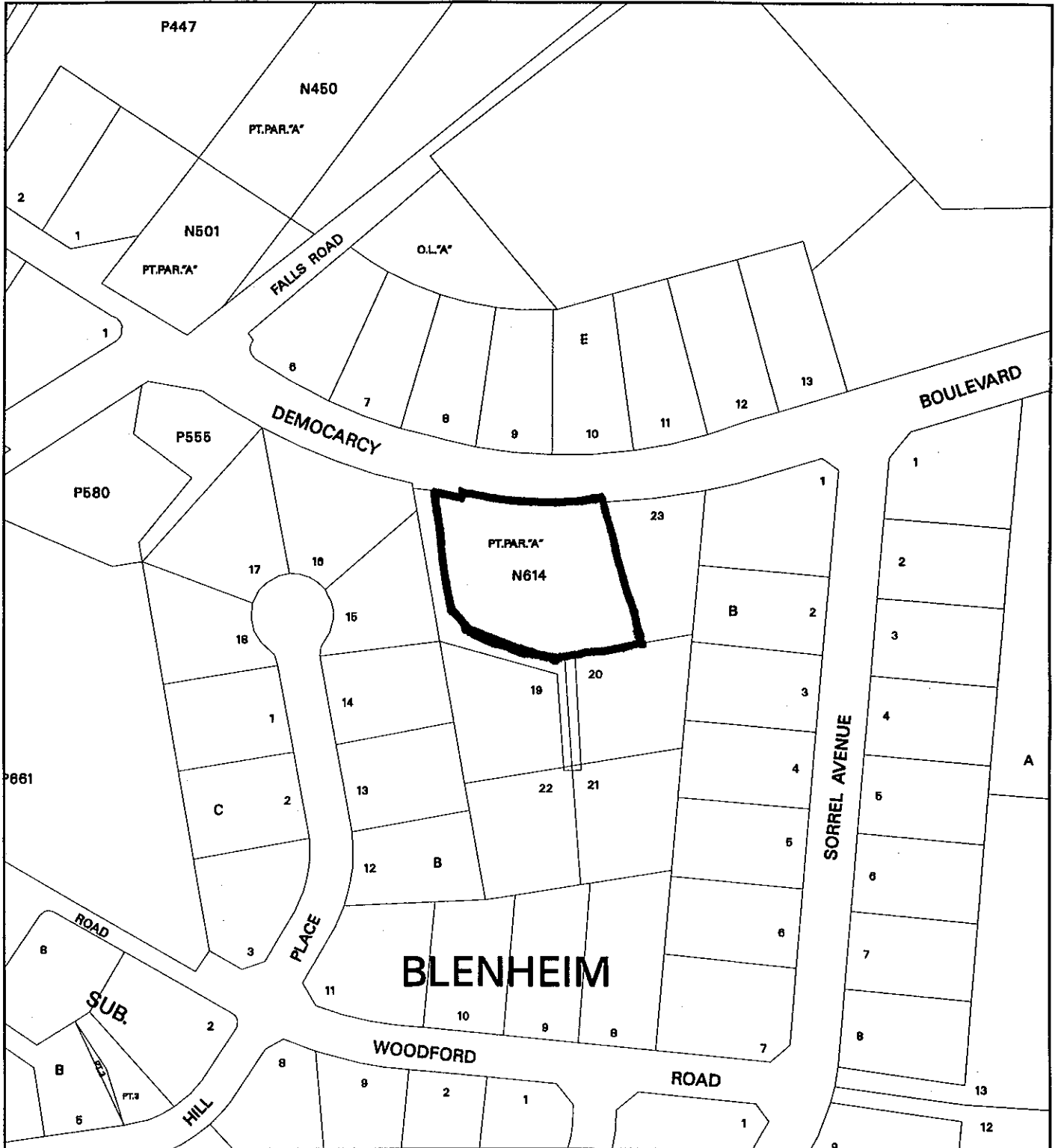
Research & Technology Center



1 : 2400

VICINITY MAP FOR

10500 DEMOCRACY BOULEVARD (1-02077)



Map compiled on February 26, 2002 at 12:12 PM | Site located on base sheet no - 213NW10

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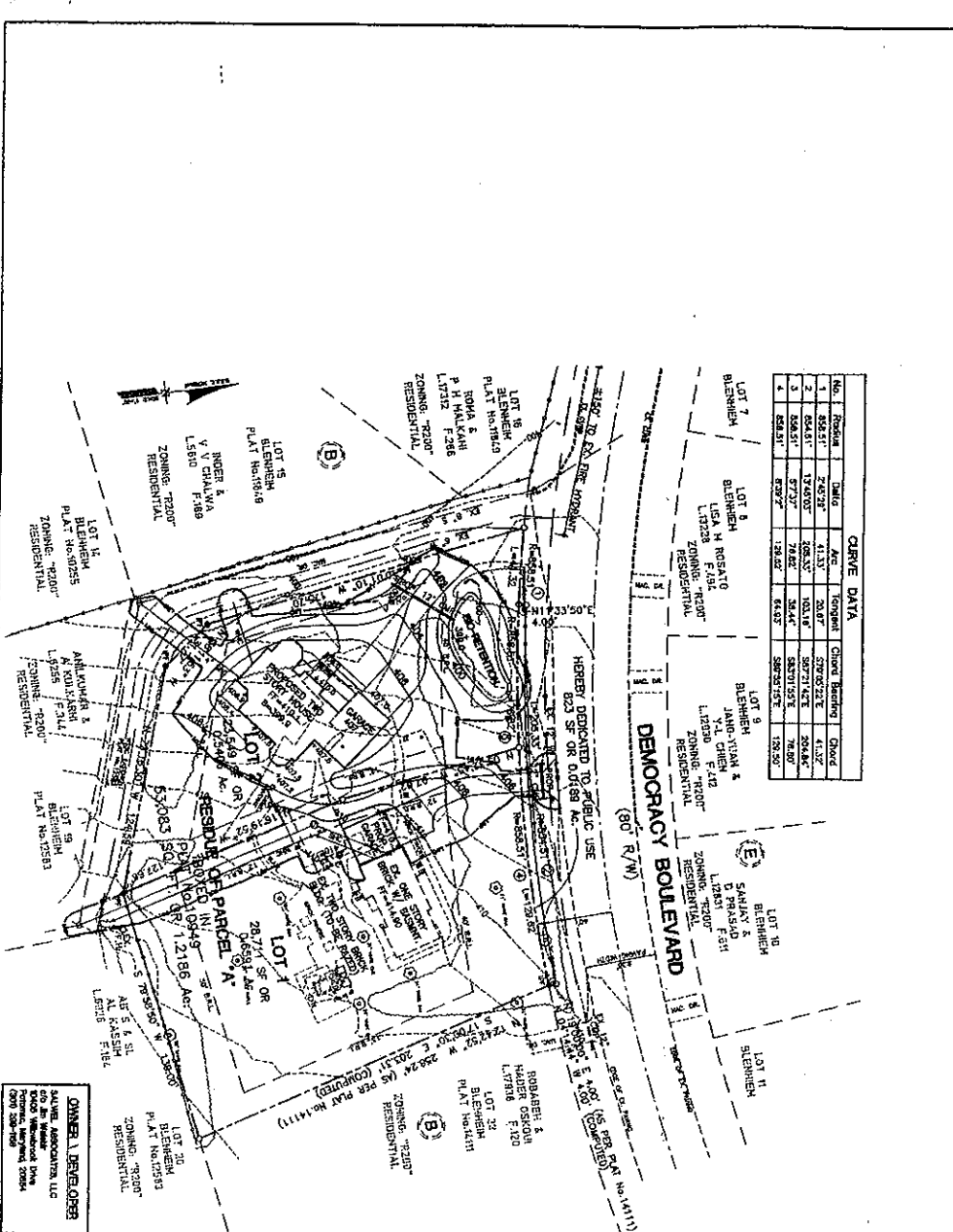
Key Map



N



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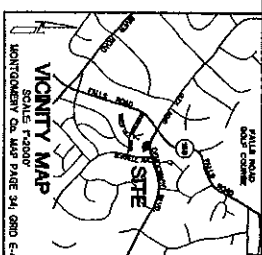


CURVE DATA

| NO. | Radius | Chord | Chord Bearing | Chord |
|-----|--------|--------|---------------|--------|
| 1 | 240.00 | 411.37 | 270°00'21.6" | 411.37 |
| 2 | 240.00 | 411.37 | 270°00'21.6" | 411.37 |
| 3 | 240.00 | 411.37 | 270°00'21.6" | 411.37 |
| 4 | 240.00 | 411.37 | 270°00'21.6" | 411.37 |

LEGEND

| SYMBOL | DESCRIPTION |
|----------|----------------------|
| (Symbol) | PROPERTY LINE |
| (Symbol) | CONCRETE LINE |
| (Symbol) | POLE LOCATION |
| (Symbol) | WELL LOCATION |
| (Symbol) | CEILING & OTHER |
| (Symbol) | STANDARD SYMBOLS |
| (Symbol) | STANDARD DIMENSIONS |
| (Symbol) | DATE OF CONSTRUCTION |



MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES APPROVED FOR

Submitted: [Date] Approved: [Signature]

Submitted: [Date] Approved: [Signature]

Submitted: [Date] Approved: [Signature]

RELATED REQUIRED PERMITS

| PERMIT TYPE | DATE | STATUS |
|-------------|------|--------|
| | | |
| | | |
| | | |

NO CONSTRUCTION WORK IS TO BEGIN BEFORE LOCATIONS OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL 7888 UTILITY AT THE ABOVE ADDRESS TO BEGINNING CONSTRUCTION.

NOTICE: THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PART OF PARCEL 'A' PLAT BOOK 88; PLAT No. 10949 10500 DEMOCRACY BOULEVARD MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN

202027

IPDS 1248 HANOVER PLAVY, Suite "D", Gaithersburg, MD 20878

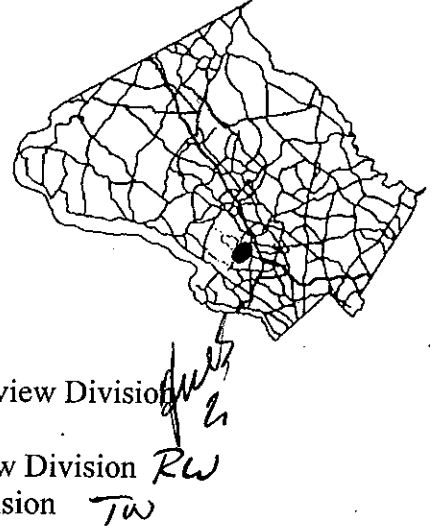
THE INFORMATIONAL DESIGN & CONSTRUCTION SERVICES, LLC

Engineers • Architects • Surveyors
Planners • Landscape Designers



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM



DATE: April 19, 2002

TO: Montgomery County Planning Board *JRO*

VIA: Joe Davis, Chief, Development Review Division
Malcolm Shaneman, Supervisor, Development Review Division *JRO*

FROM: Rich Weaver, Senior Planner, Development Review Division *RW*
Tanya Wilson, Planner, Development Review Division *TW*

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Two (2) Single Family Detached Dwelling Units

PROJECT NAME: 10500 Democracy Boulevard

CASE NUMBER: 1-02077

REVIEW BASIS: Chapter 50, Section 50-29 (b)(2)
Montgomery County, Subdivision Regulations

ZONE: R-200

LOCATION: South side of Democracy Boulevard approximately 1,000 feet east of Falls Road (MD 189)

MASTER PLAN: Potomac

APPLICANT: Salwel Associates

FILING DATE: January 24, 2002

HEARING DATE: April 25, 2002

STAFF RECOMMENDATIONS:

Approval, 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 permit
- (2) Record plat to reflect common ingress/egress and utility easements over all shared driveways
- (3) Compliance with the conditions of MCDPS stormwater management approval dated February 7, 2002
- (4) Access and improvements as required to be approved by MCDPWT prior to recordation of plat
- (5) 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
- (6) 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
- (7) Other necessary easements

CONFORMANCE TO CHAPTER 50-29(b)(2):

In order to approve the application for resubdivision, the Planning Board must find that the proposed lot(s) comply with all seven characteristics of 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 others within the existing neighborhood, block or subdivision."

NEIGHBORHOOD DELINEATION

In administering the Resubdivision Section, the Planning Board must determine the appropriate neighborhood for evaluating the application. For the purposes of this application, the applicant has defined the analysis area as all the recorded lots in the block defined by Sorrel Avenue on the east, Woodford Road on the south, and Holly Hill Place on the west and Democracy Boulevard on the north. Lots 15 through 18, Block B, Lots 1 through 3, Block C and Lots 6 through 12, Block E, were excluded because they were developed using the density control option.

PROJECT DESCRIPTION: VICINITY

The proposed resubdivision application is situated on the south side of Democracy Boulevard approximately 1,000 feet east of Falls Road (MD 189), identified as parcel N614, platted in 1975 and referenced as the "Boxed In" Subdivision. The lot is surrounded by the

Blenheim Subdivision, platted from 1972 with additional plats continuing until 1987. The subject property is zoned R-200 and consists of 1.2 acres.

PROJECT DESCRIPTION

The applicant proposes to re-subdivide the 1.2 acres site into two single-family lots, shown on the plan as Lots 1 and 2. Lot 1 consists of 28,711 square feet and Lot 2 consists of 23,549 square feet. The existing house, located on Lot 1, will remain and become part of the proposed subdivision. Both properties will have access, via a shared drive, to Democracy Boulevard.

The size of the proposed lots at 23,549 square feet and 28,711 square feet are comfortably within the range of lot sizes found within the defined neighborhood. Lot 1, at 28,711 square feet in size, and a building area of 15,216 square feet, is somewhat larger than many of the lots within the defined neighborhood. However, staff believes that the size and area of Lot 1 is still of the same character as to size and area as the lots in the defined neighborhood. In addition, staff finds that its shape (rectangular), frontage (130 feet), alignment (perpendicular), width (130 feet) and suitability are consistent with the characteristics of the neighborhood. Staff finds Lot 2 is also consistent with the characteristics of the neighborhood.

CONCLUSION

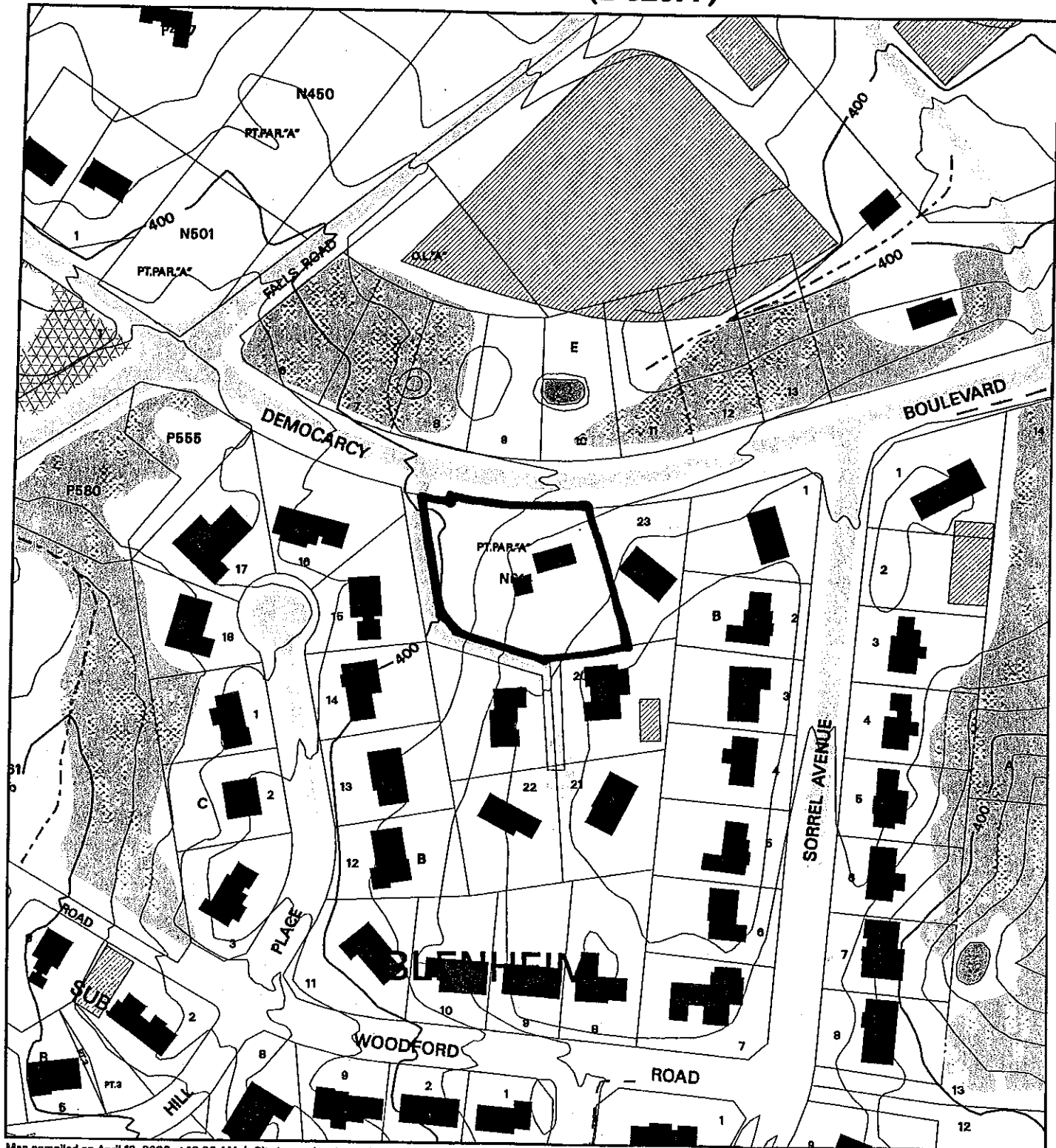
Staff has reviewed the subject application based on the seven characteristics of the resubdivision criteria, outlined in Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The attached tabular summary identifies the characteristics of the neighboring lots used as a comparison to the proposed resubdivision application. As illustrated in the table, the proposed lots are consistent with the characteristics of the existing neighborhood in regards to its frontage, alignment, size, shape, width, area and residential suitability. Staff finds this proposed configuration in keeping with the resubdivision regulations and compatible with the existing development pattern throughout the defined neighborhood. Staff notes that the potential for future resubdivisions within the defined neighborhood is unlikely under current resubdivision criteria. Staff recommends approval of this application subject to the conditions enumerated above. To date, the Development Review Division has received no citizen correspondence on this application.

ATTACHMENTS

| | |
|------------------------------|---|
| Vicinity Map | 4 |
| Proposed Subdivision | 5 |
| Neighborhood Delineation Map | 6 |
| Tabular Summary | 7 |

VICINITY MAP FOR

10500 DEMOCRACY BOULEVARD (1-02077)



Map compiled on April 19, 2002 at 10:33 AM | Site located on base sheet no - 213NW10

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Key Map

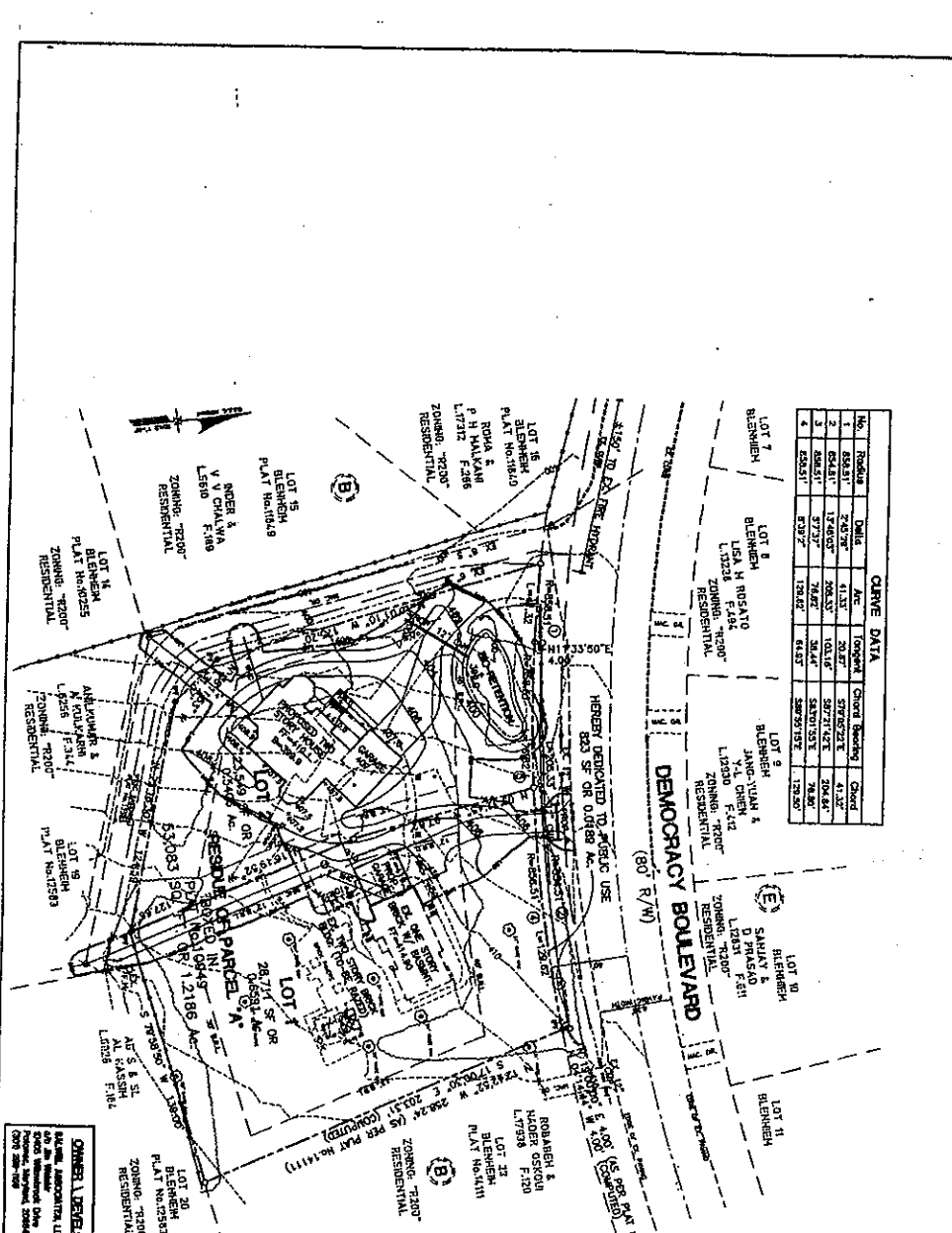


Research & Technology Center
0 200

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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 20910-3750

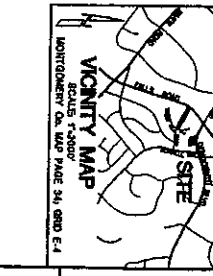


CURVE DATA

| No. | Radius | Delta | Area | Tangent | Chord Bearing | Chord Length |
|-----|---------|-----------|---------|---------|---------------|--------------|
| 1 | 584.81' | 11.37° | 30.07' | 30.07' | S89°22'E | 61.32' |
| 2 | 644.81' | 17°40'30" | 206.14' | 101.16' | S87°14'42"E | 204.46' |
| 3 | 596.51' | 9°37' | 78.87' | 38.44' | S42°01'53"E | 78.86' |
| 4 | 200.51' | 62°37' | 126.87' | 94.57' | S89°21'32"E | 178.30' |

LEGEND

| SYMBOL | DESCRIPTION |
|--------|---------------|
| | EXISTING |
| | PROPOSED |
| | BOUNDARY |
| | WATER |
| | STREET |
| | RAILROAD |
| | ROAD |
| | SEWER |
| | WATER MAIN |
| | ELECTRIC |
| | TELEPHONE |
| | STREET LIGHTS |
| | STOP SIGN |
| | STOP SIGN |
| | STOP SIGN |
| | STOP SIGN |
| | STOP SIGN |
| | STOP SIGN |
| | STOP SIGN |



RELATED REQUIRED PERMITS

| PERMIT TYPE | ISSUING AGENCY | STATUS | DATE |
|--------------|-------------------|----------|----------|
| Grading | Montgomery County | APPROVED | 01-07-02 |
| Water Main | Montgomery County | PENDING | |
| Wetland | Montgomery County | PENDING | |
| Tree Removal | Montgomery County | PENDING | |
| Signage | Montgomery County | PENDING | |
| Landscaping | Montgomery County | PENDING | |

NO CONSTRUCTION WORK IS TO BEGUN BEFORE LOCATIONS OF EXISTING UTILITIES HAVE BEEN DETERMINED AND MARKED AT THE SITE. CALL 888-UTILITY BEFORE BEGINNING CONSTRUCTION.

APPROVED FOR

Site Plan

Democracy Boulevard

Montgomery County Department of Public Works

APPROVED: _____

DATE: _____



Signature

01/08/02

APPROVED FOR

Site Plan

Democracy Boulevard

Montgomery County Department of Planning & Design Services, LLC

APPROVED: _____

DATE: _____

REVISIONS

| No. | DATE | DESCRIPTION |
|-----|----------|-----------------------|
| 1 | 01-07-02 | ISSUED FOR PERMITTING |

PART OF PARCEL "A"

PLAT BOOK 98; FLAT No. 10949

10500 DEMOCRACY BOULEVARD

MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN

702072

IPDS

The Integrated Planning & Design Services, LLC

Engineers • Architects • Surveyors

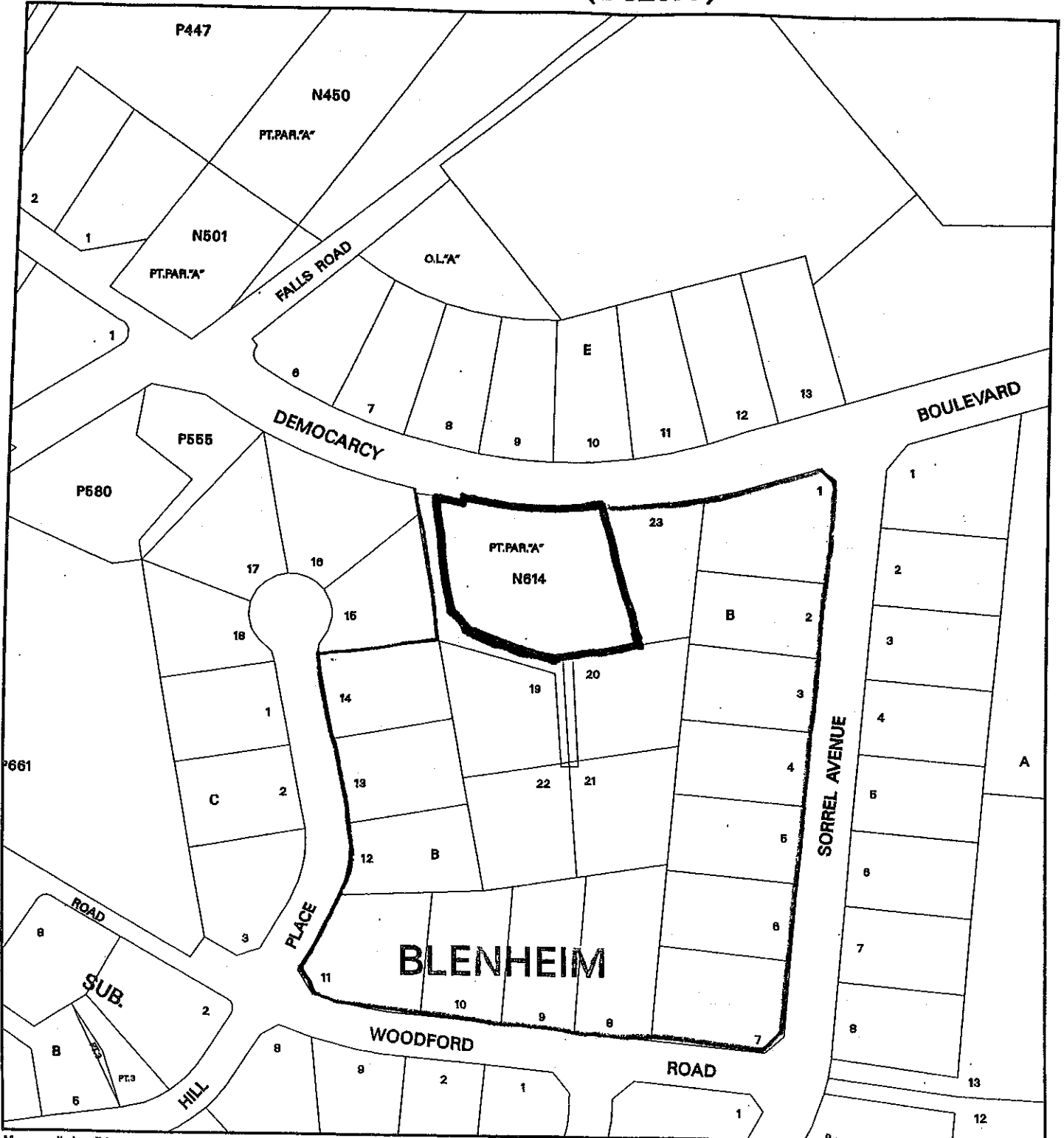
Planners • Landscape Designers

7246 Hoover Hwy., Suite 107

Greenbelt, MD 20770

(301) 353-0180

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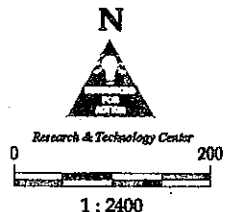
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

NEIGHBORHOOD

Comparable Lot Data Table

1-02077 Democracy Boulevard

| Lot # | Block | Frontage | Alignment | Size | Shape | Width | Lot Area |
|-----------------|-------------|--------------|---------------|----------------------|---------------|---------------|----------------------|
| 1 | B | 150 | Perpendicular | 25,254 | Rectangular | 150 | 13,382 |
| 2 | B | 110 | Perpendicular | 20,000 | Rectangular | 110 | 10,610 |
| 3 | B | 110 | Perpendicular | 20,000 | Rectangular | 110 | 10,610 |
| 4 | B | 110 | Perpendicular | 20,000 | Rectangular | 110 | 10,610 |
| 5 | B | 110 | Perpendicular | 20,000 | Rectangular | 110 | 10,610 |
| 6 | B | 110 | Perpendicular | 20,000 | Rectangular | 110 | 10,610 |
| 7 | B | 106 | Perpendicular | 24,204 | Rectangular | 106 | 12,828 |
| 8 | B | 105 | Perpendicular | 24,960 | Rectangular | 105 | 13,228 |
| 9 | B | 105 | Perpendicular | 22,000 | Rectangular | 105 | 11,660 |
| 10 | B | 115 | Perpendicular | 21,014 | Rectangular | 115 | 11,317 |
| 11 | B | 122 | Perpendicular | 24,303 | Square | 122 | 12,880 |
| 12 | B | 97 | Perpendicular | 20,591 | Rectangular | 97 | 10,913 |
| 13 | B | 121 | Perpendicular | 20,048 | Rectangular | 121 | 10,625 |
| 14 | B | 121 | Perpendicular | 20,048 | Rectangular | 121 | 10,625 |
| 19 | B | 27 | Pipestem | 35,632 | Square/P-Stem | 165 | 26,760 |
| 20 | B | 0 | Offset | 26,034 | Square | 175 | 13,798 |
| 21 | B | 0 | Offset | 24,264 | Square | 150 | 12,859 |
| 22 | B | 0 | Offset | 24,413 | Square | 150 | 12,873 |
| 23 | B | 141 | Perpendicular | 22,477 | Trapezoid | 130 | 11,912 |
| Averages | | 110 | | 22,907 | | 124 | 12,563 |
| Range | | 150-0 | | 35,632-20,000 | | 97-175 | 10,610-26,760 |
| Proposed | Lots | | | | | | |
| Lot 1 | B | 130 | Perpendicular | 28,711 | Rectangular | 130 | 15,216 |
| Lot 2 | B | 120 | Perpendicular | 23,549 | Rectangular | 120 | 12,480 |