

1-02082

OUR LADY OF GOOD COUNSEL H.S.

Bachelor Forest Rd.

~~1-02087 **KENSINGTON PARK** ZONE: R-60 11:40
 3 lots proposed (25,807s.f.)
 APPLICANT: Peter L. Heon
 ENGINEER: Witmer Associates, LLC.
 PLANNING AREA/GEOGRAPHIC AREA: Kensington - Wheaton - 31~~

***** BREAK 12:05 p.m. - 1:30 p.m. *****

~~7-02049 **MIKE SMITH PROPERTY** ZONE: RC 1:30
 2 lots proposed (10.9 acres)
 APPLICANT: Michael Smith
 ENGINEER: C.D.D.I.
 PLANNING AREA/GEOGRAPHIC AREA: Patuxent Watershed Conservation Area - 15~~

~~1-02084 **KINGSVIEW VILLAGE** ZONE: R-200/TDR 1:50
 4 lots proposed (1.227 acres)
 APPLICANT: Dinesh Patel
 ENGINEER: PG Associates, Inc.
 PLANNING AREA/GEOGRAPHIC AREA: Germantown & Vicinity - 19~~

1-02091 **POLO CLUB ESTATES** *check MP. 25/11* ZONE: RE-2 2:10
 5 lots proposed (10.1 acres) *Potomac Polo Club.*
 APPLICANT: Richard E. Grodsky
 ENGINEER: PG Associates, Inc.
 PLANNING AREA/GEOGRAPHIC AREA: Potomac-Cabin John & Vicinity - 29

1-02086 **LAYHILL VILLAGE EAST** *MP.* ZONE: R-200 2:30
 29 lots proposed (15.81 acres) *#27/12*
 APPLICANT: Magruder/Reed Communities LLC
 ENGINEER: PG Associates, Inc.
 PLANNING AREA/GEOGRAPHIC AREA: Aspen Hill & Vicinity - 27

YES-

1-02082 **OUR LADY OF GOOD COUNSEL HIGH SCHOOL** ZONE: RC/RE-2 3:10
 1 lot (53.76 acres) *check proximity to*
 APPLICANT: Our Lady of Good Counsel High School
 ENGINEER: *2/23/12* Macris, Hendricks & Glascock, P.A.
 PLANNING AREA/GEOGRAPHIC AREA: Olney & Vicinity - 23

How can you

Adjacent to

Dr. Bird House (at Country Club) to be n.p.

*** NEXT DRC MEETING - Monday, APRIL 8, 2002 ***

DEVELOPMENT REVIEW COMMITTEE

MONDAY, APRIL 1, 2002

TIME: 9:30 a.m.

(MEETING TO BE HELD IN THE THIRD FLOOR CONFERENCE ROOM)

7-02048	BROWNSVILLE-PROPOSED LOT 5 1 lot proposed (2.39 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: RDT Eunice Walker/Darryl Walker O'Connell & Lawrence, Inc. Bennett & Little Bennett Watershed	9:30
1-02090	LOT 1 TRUNDLE ROAD 1 lot proposed (10.48 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<i>NO, but check Loc At 10/15 + 10/18 for proximity</i> ZONE: RDT Clyde Stouffer O'Connell & Lawrence, Inc. Martinsburg & Vicinity - 16	9:50
7-02046	LEGAL DESCRIPTION: IMPSPT PEACE & PLENTY 1 lot proposed (22,023 s.f.) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-200 Preferred Investments, LLC Meridian Surveys, Inc. Gaithersburg & Vicinity - 20	10:10
1-02088	ALLANWOOD 4 lots proposed (2.359 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: R-200 James Dayhoff West Consulting Group Aspen Hill & Vicinity - 27	10:30
1-02089	CARLSON PROPERTY 25 lots proposed (19.51 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<i>19/25 + 19/26 we At removed</i> ZONE: R-200 Charles E. Carlson Apex Engineering Germantown & Vicinity - 19	10:45
7-02047	BARNHART PROPERTY 7 d.u. proposed (176.62 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	<i>Check Loc At # 14/11, 14/12, 023/24</i> ZONE: RDT Craig Ruppert Benning & Associates, Inc. Goshen/Woodfield, Cedar Grove - 14	11:05
7-02051	SUNSHINE ACRES 1 lot proposed (10.40 acres) APPLICANT: ENGINEER: PLANNING AREA/GEOGRAPHIC AREA:	ZONE: RC George W. Jr. & CL Thomassen Benning & Associates, Inc. Olney & Vicinity - 23	11:20

Not vicinity of ...



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 27, 2002

Page # 23/121 FILE

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

FROM: Gwen Wright, Historic Preservation Coordinator
Robin D. Ziek, Historic Preservation Planner
Historic Preservation Section

SUBJECT: Review of Subdivision Plans - **DRC meeting April 1, 2002.**

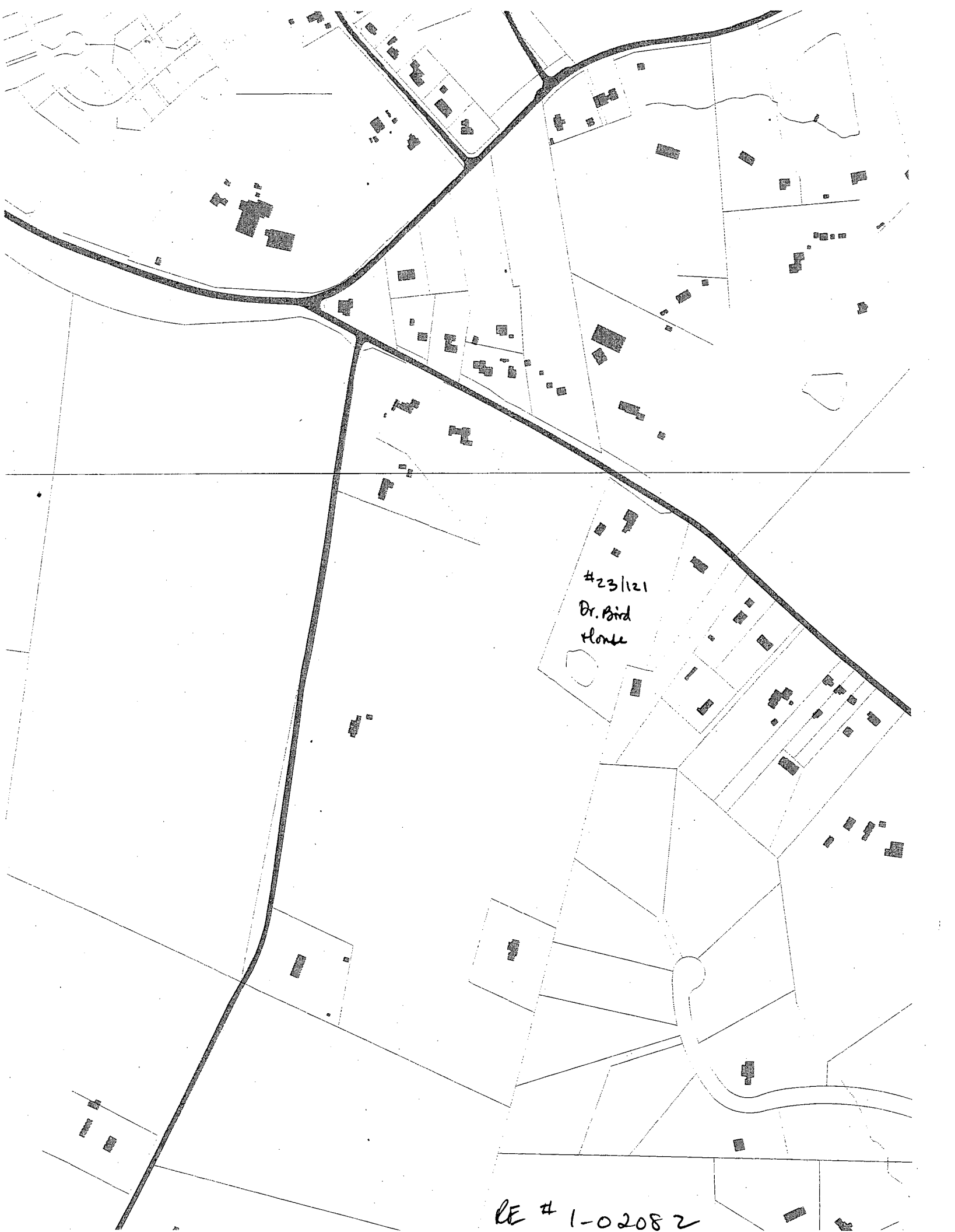
We have reviewed the following subdivision plans and found them not to involve any identified historic resources:

#1-02090	Lot 1 Trundle Road
#1-02088	Allanwood
#1-02089	Carlson Property
#1-02087	Kensington Park
#1-02084	Kingsview Village
#1-02091	Polo Club Estates
#7-02046	Legal Description: IMPSPT Peace & Plenty
#7-02047	Barnhart Property *
#7-02048	Browningsville-Proposed Lot 5
#7-02049	Mike Smith Property
#7-02051	Sunshine Acres

- In the vicinity of *Locational Atlas* Resource #14/11, the **Scott-Echison House**, and the *Locational Atlas* **Echison Historic District #15/29**. Proposed plan for the new project appears to be compatible.

The following projects involve historic resources:

✓ #1-02082 **Our Lady of Good Counsel High School** – Adjacent to proposed *Master Plan* site #23/121, the **Dr. Bird House**. Adjacency concerns include need to keep lighting away from historic site and “dark sky” issues, need for vegetative buffers.

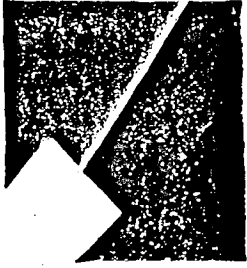


#23/121

Dr. Bird
Honde

RE # 1-02082

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

*Check Proposed to
2/3/21*

FROM: Development Review Division, M-NCPPC

NAME: Our Lady of Good Counsel High School

FILE No.: 1-02082

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 4-1-02 (no meeting scheduled if blank).

- New Preliminary Plan application with supporting material as appropriate
- Supporting material for previously reviewed Preliminary Plan
- Revision to previously approved Preliminary Plan
- New Pre-Preliminary Plan application
- Request for Waiver
- Discussion Item
- Comments due by _____
- Planning Board date (if available) _____ (date subject to change)

APPLICATION

Preliminary Plan Review

For M-NCPPC Staff Use Only

Date Application Received	_____	Preliminary Plan File Number	1 - _____
Date Application Complete	_____ by _____	NRI/FSD File Number	4 - _____
DRC Meeting Date	_____	Fee (Attach Fee Worksheet)	_____
MCPB Hearing Date	_____	Fees Received by	_____

Name of Proposed Preliminary Plan (Subdivision) Our Lady of Good Counsel High School

Prior Preliminary Plan, if any _____ File Number 1 - _____

Name of Pre-Application Submission, if any _____ File Number 7 - _____

Special Exception/Variance, if applicable Case No. S - _____ or Case No. A - _____

Zoning Case, if applicable Case No. G - _____ date granted ___ / ___ / ___

Project Plan Name, if applicable _____ File Number 9 - _____

If resubdivision of recorded lots, enter M-NCPPC Record Plat book _____ page number _____

Is property in the Locational Atlas and Index of Historic Sites? Yes No

Is property on the Master Plan for Historic Preservation? Yes No

Incorporated municipality or special taxing district, if any _____

Waivers requested, if any (identify code section and attach justification) _____

Location:

(Complete either A or B)

A. Lot _____ Block _____ Subdivision _____

B. Parcels 239, 881 Pt. 94,401 & Liber 15637 Folio 010, L. 5834, F. 95, L. 10982, F. 73, L. 2496
452 F. 525, and L. 4963, F. 602

(Complete either C or D)

C. On Southside of MD Rte. 108 & _____ feet East & West of Bachelor's Forest Rd.
Street Name Dr. Bird Rd. (N, E, S, W, etc) Street Name

D. _____ quadrant, intersection of _____ and _____
(N, E, S, W, etc.) Street Name Street Name

200 scale topo base map number 223 & 224 NW 2

Tax map page number JT - 121 & 122

Planning Area Olney and vicinity

Site Area:

Gross area of Preliminary Plan	<u>53.76</u>	acre	<u>2,341,980</u>	s.f.
Area dedicated to Public Use	<u>2.15</u>	acre	<u>93,682</u>	s.f.
Total net area	<u>51.61</u>	acre	<u>2,248,298</u>	s.f.
Area by Zone:				
Zone 1	<u>RC</u>	<u>31.84</u>	<u>1,387,019</u>	s.f.
Zone 2	<u>RE-2</u>	<u>21.92</u>	<u>954,961</u>	s.f.
Zone 3				s.f.

Preliminary Plan Review Application

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
Total lots proposed	<u>1</u>	Commercial Office	_____
Total units proposed	<u>N/A</u>	Commercial Retail	_____
Total No. Existing d.u. to remain	<u>N/A</u>	Industrial	_____
Included MPDUs	<u>N/A</u>	Other	<u>Private High School</u>
Included TDRs	<u>N/A</u>	Other	_____
		Total gross floor area proposed	<u>198,100 Sq. Ft.</u>

Method of Development: Standard Cluster MPDU TDR

Proposed Sanitary System: Public Water Well Public Sewer Septic

Legal restrictions on property not shown on plan, if any: None

Tax Account Number(s) associated with the plan:

P. 94-03035027 , P. 401-00710071 , P. 881-02171973 , P. 239-03220693

Applicant Information:

1. Applicant (Owner or Contract Purchaser)

Our Lady of Good Counsel High School Arthur Raimo
Name Contact Person
11601 Georgia Avenue
Street Address
Wheaton MD 20902
City State Zip Code
(301) 942-1155 (301) 942-4967
Telephone Number Fax Number

2. Developer (If different from Applicant above)

Name Contact Person

Street Address

City State Zip Code
() ()
Telephone Number Fax Number

Preliminary Plan Review Application

3. Engineer or Surveyor

Macris, Hendricks and Glascock, P.A. Stephen E. Crum, P.E.
Name Contact Person
9220 Wightman Road, Suite 120
Street Address
Montgomery Village MD 20886
City State Zip Code
(301) 670-0840 (301) 948-0693
Telephone Number Fax Number

4. Attorney

Linowes & Blocher, L.L.P. Stephen Z. Kaufman
Name Contact Person
1010 Wayne Avenue, 10th Floor
Street Address
Silver Spring MD 20910
City State Zip Code
(301) 650-7056 (301) 495-9044
Telephone Number Fax Number

Applicant hereby acknowledges that the 60-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulations, will not commence until all supporting information necessary for a decision for the subject application is provided to the Montgomery County Department of Park and Planning so that it can be referred to the appropriate agencies for comment.

Signature of Applicant (Owner or Contract Purchaser)

Arthur Raimo 12/3/01
Signature Date
Arthur Raimo
Name (Type or Print)

Preliminary Plan Review

Checklist

An application will not be accepted for review unless all required information and fees have been provided.

1. General Information

- 1.1 Complete application form
- 1.2 Approved development plan, special exception, project plan application number(s) and opinion(s)
- 1.3 List of adjacent/confronting property owners presented in conformance with the Board's noticing requirements
- 1.4 Justification sheet for waiver(s) or variance of zoning or subdivision standards/requirements necessary for plan to be approved, if any

An application will not be reviewed unless the following information has been submitted with the application.

2. PRELIMINARY PLAN DRAWING

- 2.1 Scaled drawing with north arrow
- 2.2 Title information
- 2.3 Vicinity location map
- 2.4 Certificate for registered engineer/surveyor
- 2.5 Plan notes in tabular form to include zoning, acreage, schedule of required/provided zoning standards, types and amounts of uses proposed, etc.
- 2.6 Location and names of adjacent subdivisions, including lot, block, record plat/preliminary plan/site plan application numbers
- 2.7 Location and typical section of existing/proposed streets, dedicated ROWs, and related easements
- 2.8 Boundary outline of property with survey tied to the WSSC or Maryland State Grid System
- 2.9 Existing and proposed utilities including easements
- 2.10 Conceptual sewer and water plan
- 2.11 Existing zoning with zoning lines (if split zoned)
- 2.12 Proposed lot and block layout with street and other dedications shown including sites for public uses, ROWs and easements
- 2.13 For sites other than single-family dwellings, identify uses proposed with dimensions and area of each site, with interior roads and access shown
- 2.14 Existing/proposed wells/septic areas on-site and within 100' of property
- 2.15 Areas for stormwater management, open space, recreation, forest conservation, trails and sidewalks (on-site).....
- 2.16 Existing topography at 5' intervals
- 2.17 Conceptual grading/limits of disturbance
- 2.18 Staging sequence/development program
- 2.19 Special requirements for cluster, TDR and MPDU Plans (Post cluster sign on site)

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
18	X	
12	N/A	
1	X	
18	N/A	
55	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	N/A	
	N/A	

Preliminary Plan Review

3. SUPPORTING FUNCTIONAL INFORMATION/DRAWINGS

- 3.1 Approved Natural Resources Inventory/Forest Stand Delineation
- 3.2 Forest conservation plan and worksheet
- 3.3 Proposed stormwater management concept (attach copy of completed SWM application form)
- 3.4 Storm drainage area study with map showing upstream watershed
- 3.5 Traffic study including
 - a. Staging ceiling and/or
 - b. Local area review
- 3.6 Tentative street profiles
- 3.7 Sight distance evaluation certification
- 3.8 Existing lot layout for residential resubdivisions with delineation of neighborhood, and data table for adjoining lots demonstrating compliance with the resubdivision criteria contained in Section 50-29 (b) of the Subdivision Regulations
- 3.9 Required information for Health Department approval of septic areas
- 3.10 Off-site utility connections and other off-site features affecting plan
- 3.11 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 of required TDRs
- 3.12 Draft traffic mitigation agreement if site is located in transportation management district
- 3.13 Composite plan if preliminary plan includes more than one sheet as submitted

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
12	X	
12	X	
7	X	
7	X	
10	X	
10	X	
5	X	
5	X	
2	N/A	
5	N/A	
12	X	
1	N/A	
5	N/A	
12	N/A	

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included with this application.

Signature of Engineer/Surveyor

Stephen E. Crum

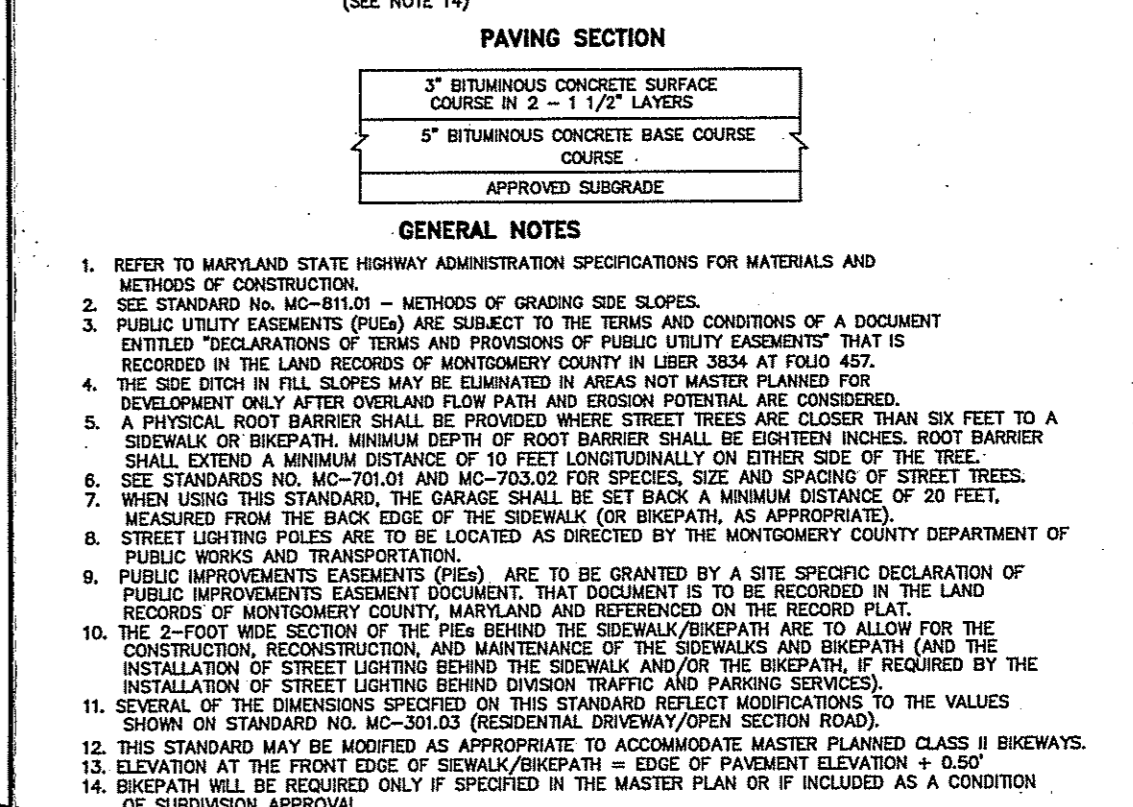
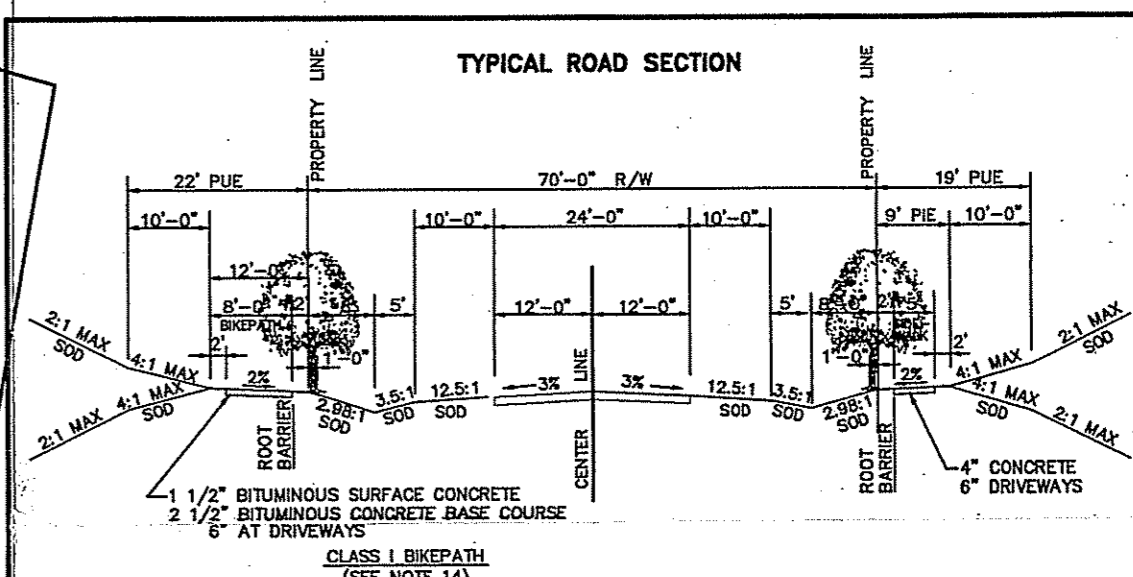
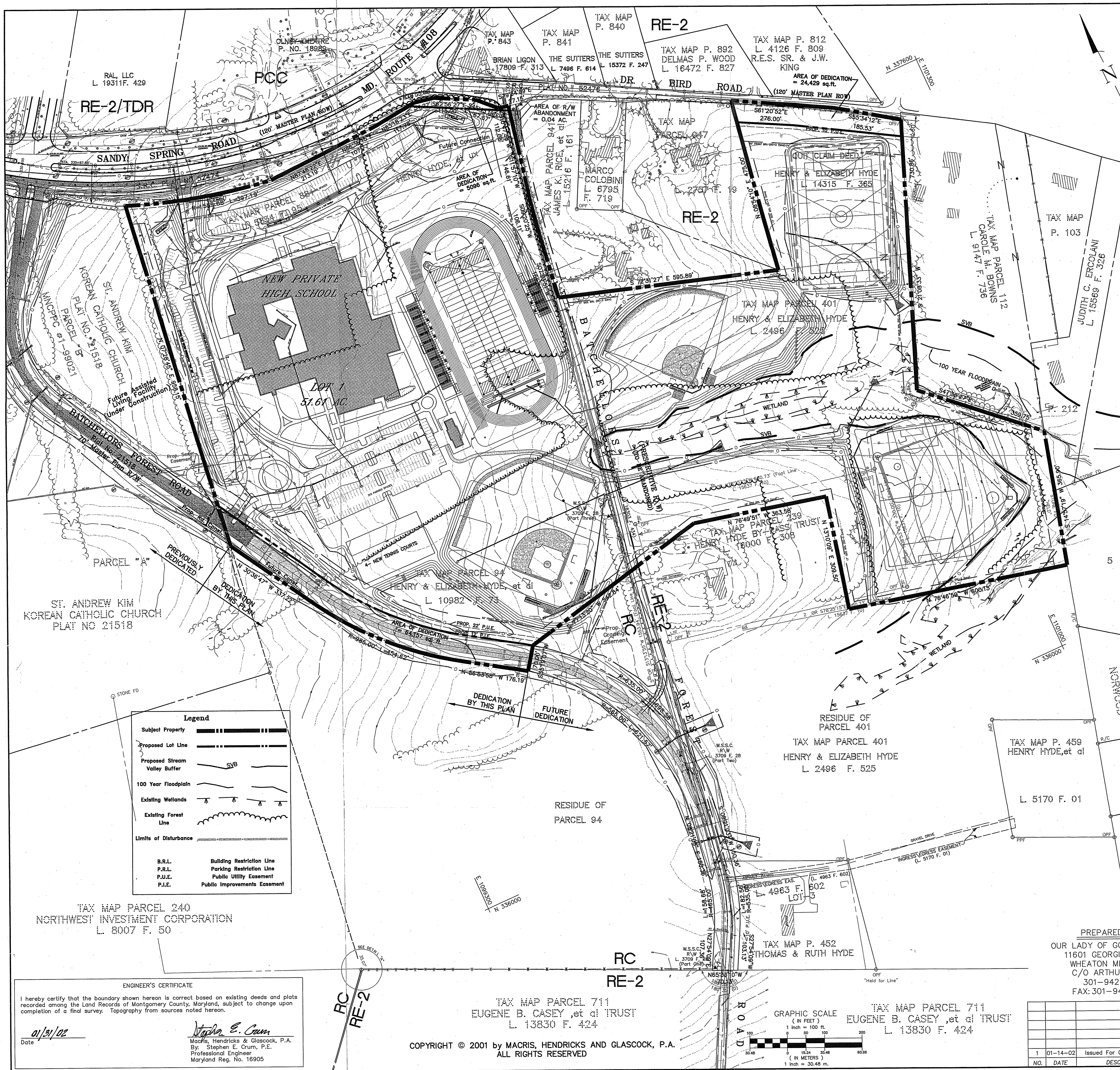
 Signature

02/09/02

 Date

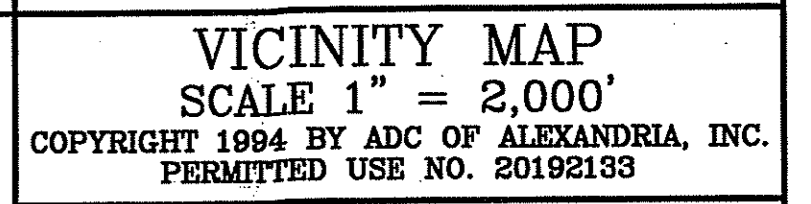
Stephen E. Crum, P.E.

 Name (Type or Print)



GENERAL NOTES

- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- SEE STANDARD NO. MC-810.01 - METHODS OF GRADING SLOPES.
- PUBLIC UTILITY EASEMENTS (P.U.E.) ARE SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" THAT IS RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY IN THEIR AREA OF FIELD NO. 102.
- THE SIDE DITCH IN HILL SLOPES MAY BE ELIMINATED IN AREAS NOT MAJOR PLANNED FOR DEVELOPMENT ONLY AFTER OVERLAND FLOW PATH AND EROSION POTENTIAL ARE CONSIDERED.
- A PHYSICAL ROOT BARRIER SHALL BE PROVIDED WHERE STREET TREES ARE CLOSER THAN SIX FEET TO A SIDEWALK OR BIKEPATH. MINIMUM DEPTH OF ROOT BARRIER SHALL BE EIGHTEEN INCHES. ROOT BARRIER SHALL BE MADE OF POLYETHYLENE OR POLYPROPYLENE AND SHALL BE INSTALLED TO THE FULL WIDTH OF THE SIDEWALK OR BIKEPATH.
- SEE STANDARD NO. MC-700.01 AND MC-700.02 FOR SPECIES, SIZE AND SPACING OF STREET TREES. TREES SHALL BE PLANTED AT A MINIMUM SPACING OF 20 FEET ON EACH SIDE OF THE STREET.
- MEASURED FROM THE BACK EDGE OF THE SIDEWALK (OR BIKEPATH AS APPROPRIATE).
- STREET LIGHTING POLES ARE TO BE LOCATED AS DIRECTED BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
- PUBLIC IMPROVEMENTS EASEMENTS (P.I.E.) ARE TO BE GRANTED BY A SITE SPECIFIC DECLARATION OF PUBLIC IMPROVEMENTS EASEMENT DOCUMENT. DOCUMENT IS TO BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND REFERENCED ON THE RECORDS PLAN.
- THE 20-FOOT SECTION OF THE SIDEWALK BEHIND THE BIKEPATH IS TO BE CONSTRUCTED, MAINTAINED AND MAINTENANCE OF THE SIDEWALK AND BIKEPATH (AND THE INSTALLATION OF STREET LIGHTING BEHIND DIVISION TRAFFIC AND PARKING SIGNALS).
- REVIEW OF THE EMBLEMMENT RECORDS ON THIS STANDARD APPLIED TO THE VALUES SHOWN ON STANDARD NO. MC-300.02 (RESIDENTIAL DRIVEWAY/OPEN PLAYERS ROAD) CLASS B BIKEWAYS.
- THIS STANDARD MAY BE MODIFIED AS APPROPRIATE TO ACCOMMODATE MAJOR PLAYERS ROAD CLASS B BIKEWAYS.
- ELEVATION AT THE FRONT EDGE OF SIDEWALK/BIKEWAY - EDGE OF PARADEWAY SHALL BE AS SHOWN ON THE RECORDS PLAN OR IF SPECIFIED IN THE MASTER PLAN OR IF INCLUDED AS A CONDITION OF SUBDIVISION APPROVAL.
- BIKEPATH SHALL BE CONSTRUCTED ONLY IF SPECIFIED IN THE MASTER PLAN OR IF INCLUDED AS A CONDITION OF SUBDIVISION APPROVAL.



Check proximity to 23121 Dr. Bird House 17420 Dr. Bird Rd.

DEVELOPMENT STANDARDS (Private, Educational, Residential in the RC and RE-2 Zones)

Net Lot Area (99-C9-4, 1.320(a))	Required Permitted	Minimum	Maximum	Minimum	Maximum
5 ac. min.	5 ac. min.	5 ac. min.	5 ac. min.	5 ac. min.	5 ac. min.
Lot Width (99-C9-4, 1.320(a))	(1) Along Front Building Line	30 ft. min.	150 ft. min.	96 ft. min.	103 ft. min.
	(2) Along Front Street Line	30 ft. min.	25 ft. min.	103 ft. min.	103 ft. min.
Yard Requirements (99-C9-4, 1.320(a))	(1) Side Yard (From Street)	50 ft. min.	50 ft. min.	50 ft. min.	50 ft. min.
	(2) Side Yard (1) One Side	20 ft. min.	17 ft. min.	20 ft. min.	20 ft. min.
	(3) Sum of Both Sides	40 ft. min.	35 ft. min.	40 ft. min.	35 ft. min.
	(4) Rear Yard	35 ft. min.	35 ft. min.	35 ft. min.	35 ft. min.
High Coverage Off-Net Lot Area (99-C9-4, 1.320)	10% max.	25% max.	60% min.		
Building Height (99-C9-4, 1.320)	50 ft. max.	50 ft. max.	50 ft. max.		
Parking Facility Standards (99-C9-4, 1.320)	From adjacent building	50 ft. min.	50 ft. min.	50 ft. min.	50 ft. min.
	From Street	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
	From Dr. Red Road	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
	From Adjacent Property	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
Parking Spaces (99-C9-4, 1.320)	120 School Employees @ One Space Per Employee = 120 spaces + Spaces Reserved for Visitors @ One Space Per Visitor = 10 spaces + Additional Facilities For Student Buses = 30 spaces Total of School Space Required = 160 spaces				

Notes regarding setbacks and utility easements.

Legend

Subject Property	Thick solid line
Proposed Lot Line	Dashed line
Proposed Stream	Wavy line
Valley Buffer	SVB
100 Year Floodplain	Wavy line with 'F'
Existing Wetlands	Wavy line with 'W'
Existing Forest Line	Wavy line with 'F'
Limits of Disturbance	Dashed line with 'L'
B.R.L.	Building Restriction Line
P.R.L.	Parking Restriction Line
P.U.E.	Public Utility Easement
P.I.E.	Public Improvements Easement

ENGINEER'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plots recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted herein.

Date: 01/31/02

Signature: *Stephen E. Crum*

Macris, Hendricks & Glascock, P.A.
By: Stephen E. Crum, P.E.
Professional Engineer
Maryland Reg. No. 16905

TAX MAP PARCEL 711
EUGENE B. CASEY, et al TRUST
L. 13830 F. 424

RC RE-2

GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.
(IN METERS)
1 inch = 30.48 m.

PREPARED FOR:
OUR LADY OF GOOD COUNSEL
11601 GEORGIA AVENUE
WHEATON MD, 20902
C/O ARTHUR RAIMO
301-942-1155
FAX: 301-942-4967

TAX MAP JT 121 & 122 WSSC 223 & 224 NW 02

PRELIMINARY PLAN OF SUBDIVISION

OUR LADY OF GOOD COUNSEL HIGH SCHOOL

PARCELS 239, 881, PART OF 94, 401 AND 452
8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
(301) 670-0840
FAX (301) 948-0693
WWW.MHGPA.COM

Designed	Drawn
SEC	SEC
Date	Scale
12-12-01	1"=100'
Job No.	Sheet
98-418-21	1 of 1