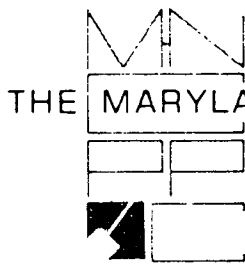


#1-01070 SPRINGVIEW

Adj. to
Harewood;
The Sandy Spring



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

July 10, 2001

MEMORANDUM

TO: Joe Davis
Malcolm Shaneman
Development Review Division

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

SUBJECT: Review of Subdivision Plans - **DRC meeting June 4, 2001**

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

#1-01066 North Glen Hills
#1-01075 Montgomery Hills Forest
#1-01072 ezStorage Rockville
#1-01069 McPhee Property

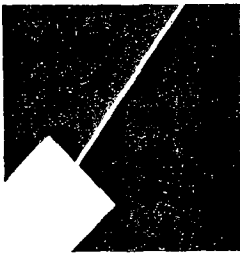
#7-01049 Jackson's Acres, Lots 18-21, Block 4
#7-01048 Mills property II

#8-95030C Hoyles Mill Village – Section-2

The following subdivision plans involve historic resources:

#1-01070 Springview. This project is adjacent to two *Master Plan* sites: **#28/36, The Sandy Spring, and #28/35, Harewood.** Parcel "T" has the highest potential for impacts on both of these sites. Concerns are for the location of a proposed new dwelling. It would be preferable if new construction were limited to the west portion of the property, and the remainder of the property was used agriculturally. This would be in-keeping with the rural character of the historic properties and the farm road extension of Meeting House Road (which is part of the Sandy Spring Historic District #28/11. The Rural Legacy Trail is also planned for this vicinity. Vegetative buffering may also be required.

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

FROM: Development Review Division, M-NCPPC

NAME: Springview

FILE No.: 1-01070

Enclosed please find the information checked below. This material will be discussed at the Development Review Committee meeting of 6-4-01 (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	<u>5.1.01</u>	Preliminary Plan File Number	1 - <u>01270</u>
Date Application Complete	_____ by _____	NRI/FSD File Number	4 - <u>4.00031</u>
DRC Meeting Date	_____	Fee (Attach Fee Worksheet)	<u>\$ 2,760.00</u>
MCPB Hearing Date	_____	Fees Received by	<u>RJA</u>

Name of Proposed Preliminary Plan (Subdivision) Springview

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. Parcel BT, 1766 1925 Liber _____ Folio _____

(Complete either C or D)

C. On Norwood Rd 1600 feet S of Hidden Garden Lane of MD Rte. 108
Street Name (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 NW 1+2, 224 NW 1+2

Tax map page number JT 131, JT 142

Planning Area Cloverly/Norwood (28)

Site Area:

Gross area of Preliminary Plan 73.36 acre _____ s.f.

Area dedicated to Public Use _____ acre _____ s.f.

Total net area _____ acre _____ s.f.

Area by Zone: Zone 1 RNC 73.36 acre _____ s.f.

Zone 2 _____ acre _____ s.f.

Zone 3 _____ acre _____ s.f.

Preliminary Plan Review Application

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
Total lots proposed	<u>34</u>	Commercial Office	<u>N/A</u>
Total units proposed	<u>34</u>	Commercial Retail	
Total No. Existing d.u. to remain	<u>0</u>	Industrial	
Included MPDUs	<u>0</u>	Other	
Included TDRs	<u>0</u>	Other	
		Total gross floor area proposed	

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:

Tax Account Number(s) associated with the plan:

08-007000287, 08-00704946, _____, _____

_____, _____, _____, _____

Applicant Information:

1. Applicant (Owner or Contract Purchaser)

Miller and Smith Charles Ellison Jr.
Name Contact Person

1568 Spring Hill Rd #400
Street Address

McLean VA 22102 _____
City State Zip Code

(703) 821-2500 (703) 356-1933
Telephone Number Fax Number

2. Developer (if different from Applicant above)

Same
Name Contact Person

Street Address

City State Zip Code

() ()
Telephone Number Fax Number

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	✓	
12	NA	
1	✓	
18		
55	✓	
	✓	
	✓	
	✓	
	✓	
	✓	
	✓	
	✓	
	✓	
	✓	
	✓	
	NA	
	✓	
	✓	
	✓	
	NA	
	NA	

Preliminary Plan Review

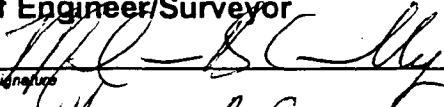
3. SUPPORTING FUNCTIONAL INFORMATION/DRAWINGS

- 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	✓	
12	✓	
7	✓	
7	✓	
10	N/A	
10	N/A	
5	✓	
5	✓	
2	N/A	
5	N/A	
12	✓	
1	N/A	
5	N/A	
12	✓	

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



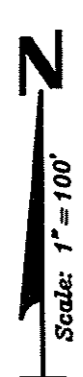
Signature
 MELANIE B. CONNELLY

Name (Type or Print)

Date 4/25/01

BOARD OF EDUCATION
P 593

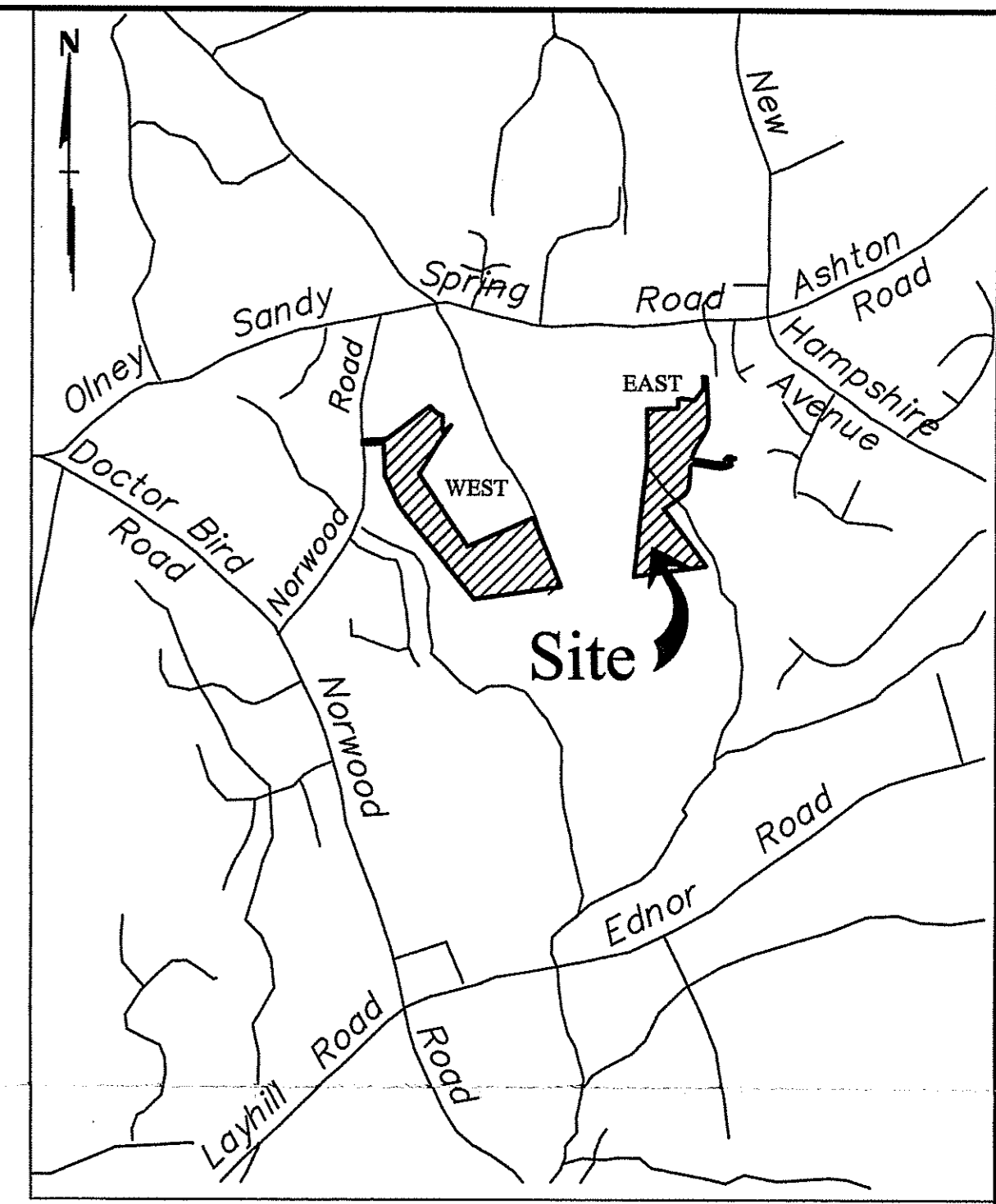
BOARD OF EDUCATION
P 599, P 600, P 602



BOARD OF EDUCATION
P705

MATCHLINE SEE SHEET 2

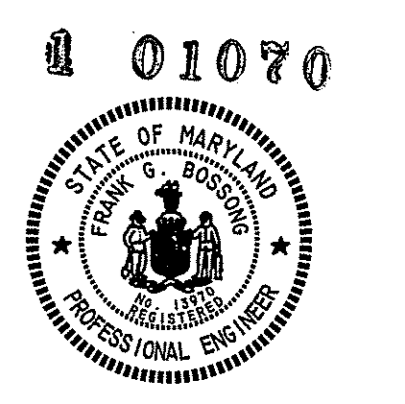
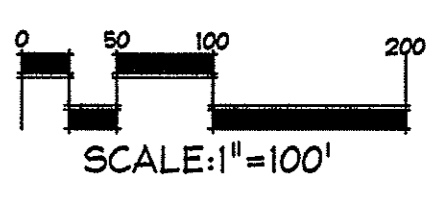
Montgomery County, Maryland
18223/794



Vicinity Map - Scale - 1" = 2000'
SPRINGVIEW

Legend

- 5' Stream BRL
- Wetland/Waters of the US
- 25' Wetland Buffer
- Floodplain
- 25' Floodplain BRL
- 30' > DBH Tree
- Existing Trailline
- Streams
- Limits of Disturbance



REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Contract Purchaser
Miller and Smith Land Company
Miller and Smith
1568 Spring Hill Road
McLean, Virginia 22102
(703)821-2500 Fax:(703) 821-2040

Preliminary Plan

SPRINGVIEW

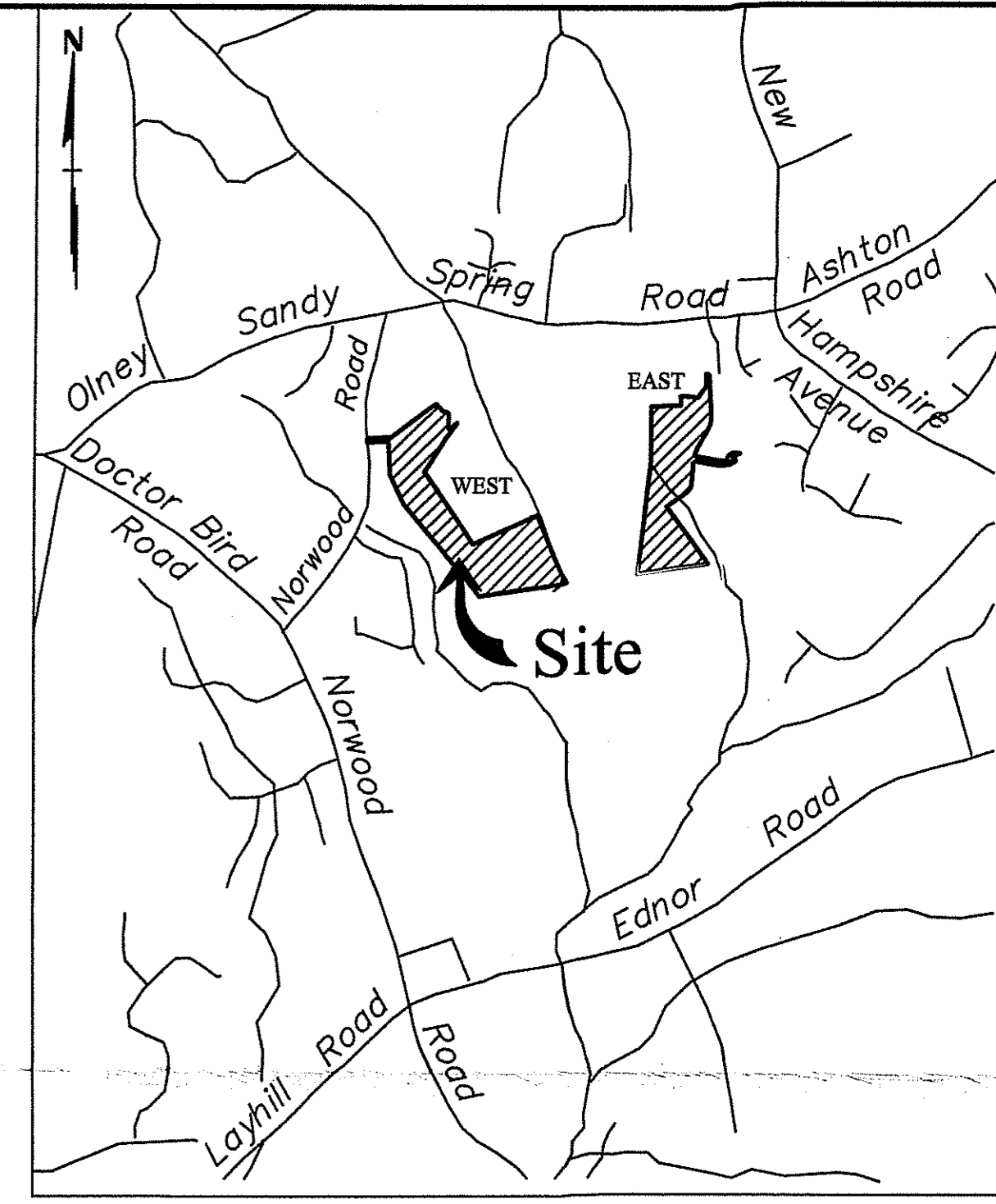
8th Election District
Montgomery County, Maryland

PRELIMINARY NOT FOR CONSTRUCTION

R&A
RODGERS & ASSOCIATES, INC.
LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING
ENVIRONMENTAL/NATURAL RESOURCES

9260 GAITHER ROAD PHONE: (301) 948-4700 GAITHERSBURG
GAITHERSBURG, MARYLAND (301) 253-8609 FREDERICK
20877 FAX: (301) 948-6256

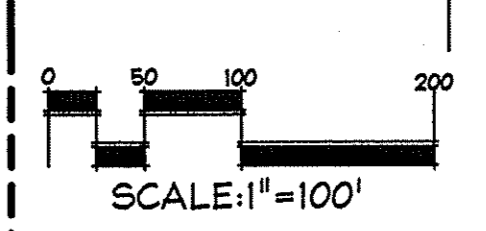
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BASE DATA	CADD	JOB No. 402K1
DESIGNED	RC	DATE: 04/01
DRAWN	MMF	
REVIEWED	MC	
RELEASE FOR		
BY	DATE	SHEET No. 3 OF 6



Vicinity Map - Scale 1" = 2000'
SPRINGVIEW

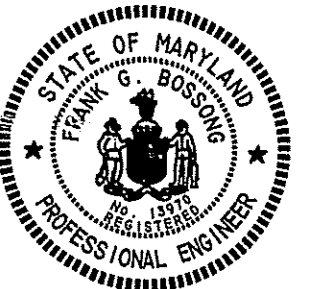
MATCHLINE SEE SHEET 3

Scale: 1" = 100'



Legend

	50' Stream BRL
	Wetland/Waters of the US
	25' Wetland Buffer
	Floodplain
	25' Floodplain BRL
	30" > DBH Tree
	Existing Trail
	Streams
	Limits of Disturbance



01070

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Contract Purchaser
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Preliminary Plan

SPRINGVIEW

8th Election District
 Montgomery County, Maryland

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R&A LAND USE EVALUATION • PLANNING
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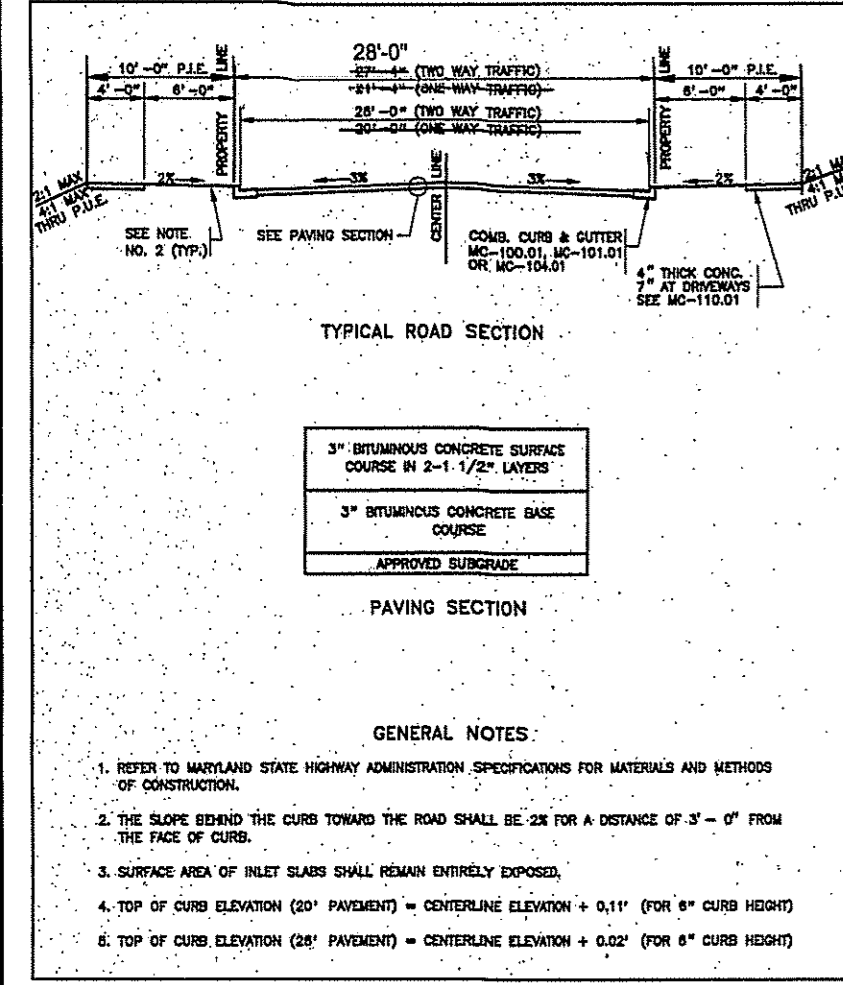
RODGERS & ASSOCIATES, INC.
 9280 GAITHER ROAD PHONE: (301) 948-4700 GAITHERSBURG
 GAITHERSBURG, MARYLAND (301) 253-6809 FREDERICK
 20877 FAX: (301) 948-6256

BY	DATE	SCALE: 1" = 100'
BASE DATA	CADD	JOB No. 402K1
DESIGNED	RC	DATE: 04/01
DRAWN	MMF	
REVIEWED	MC	
RELEASE FOR		
BY	DATE	SHEET No. 2 of 6

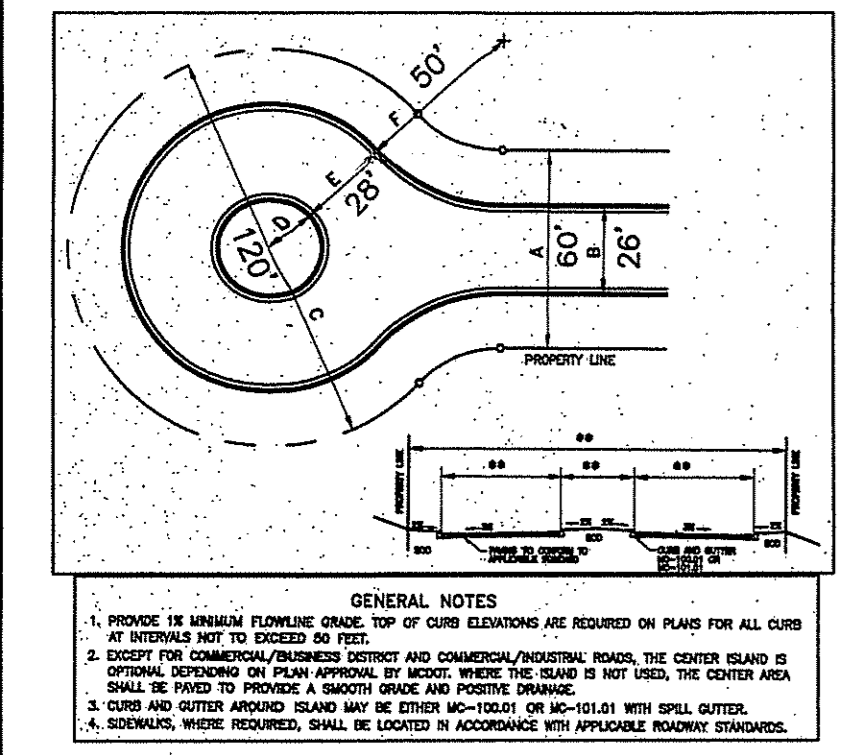
SPRINGVIEW-Preliminary Plan

SPRINGVIEW

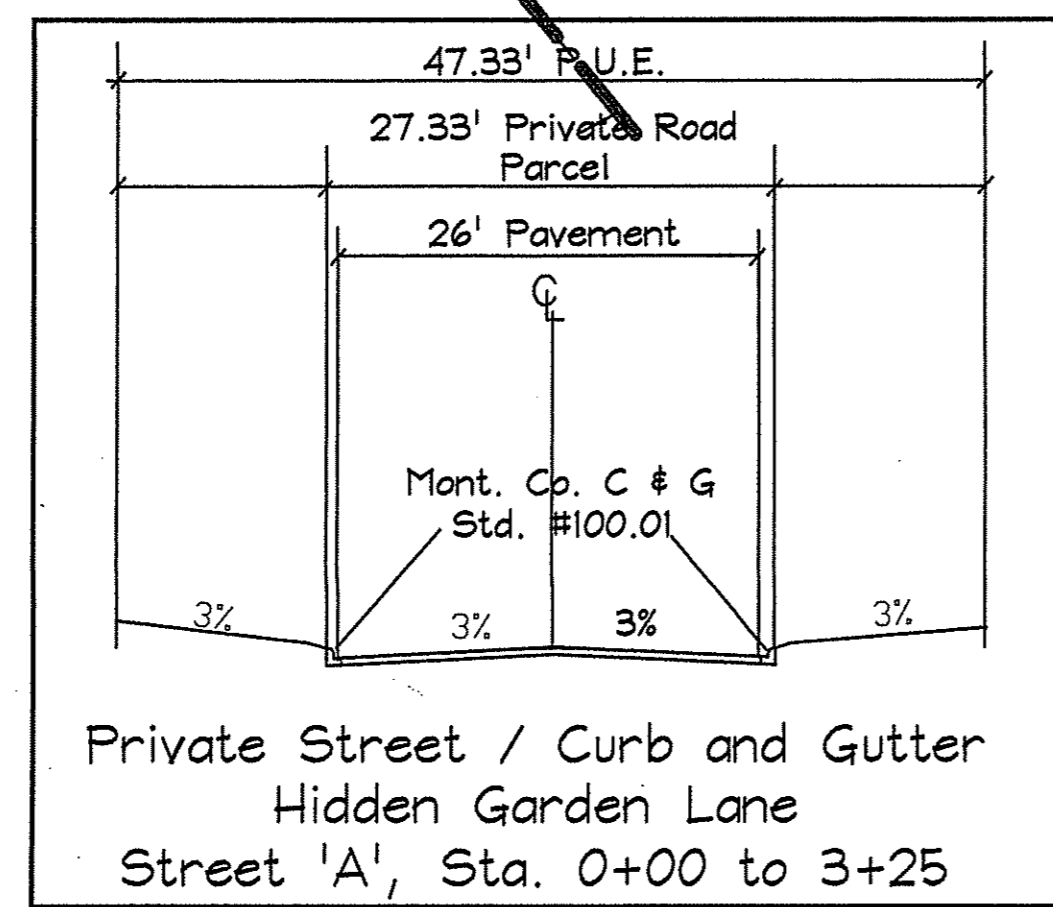
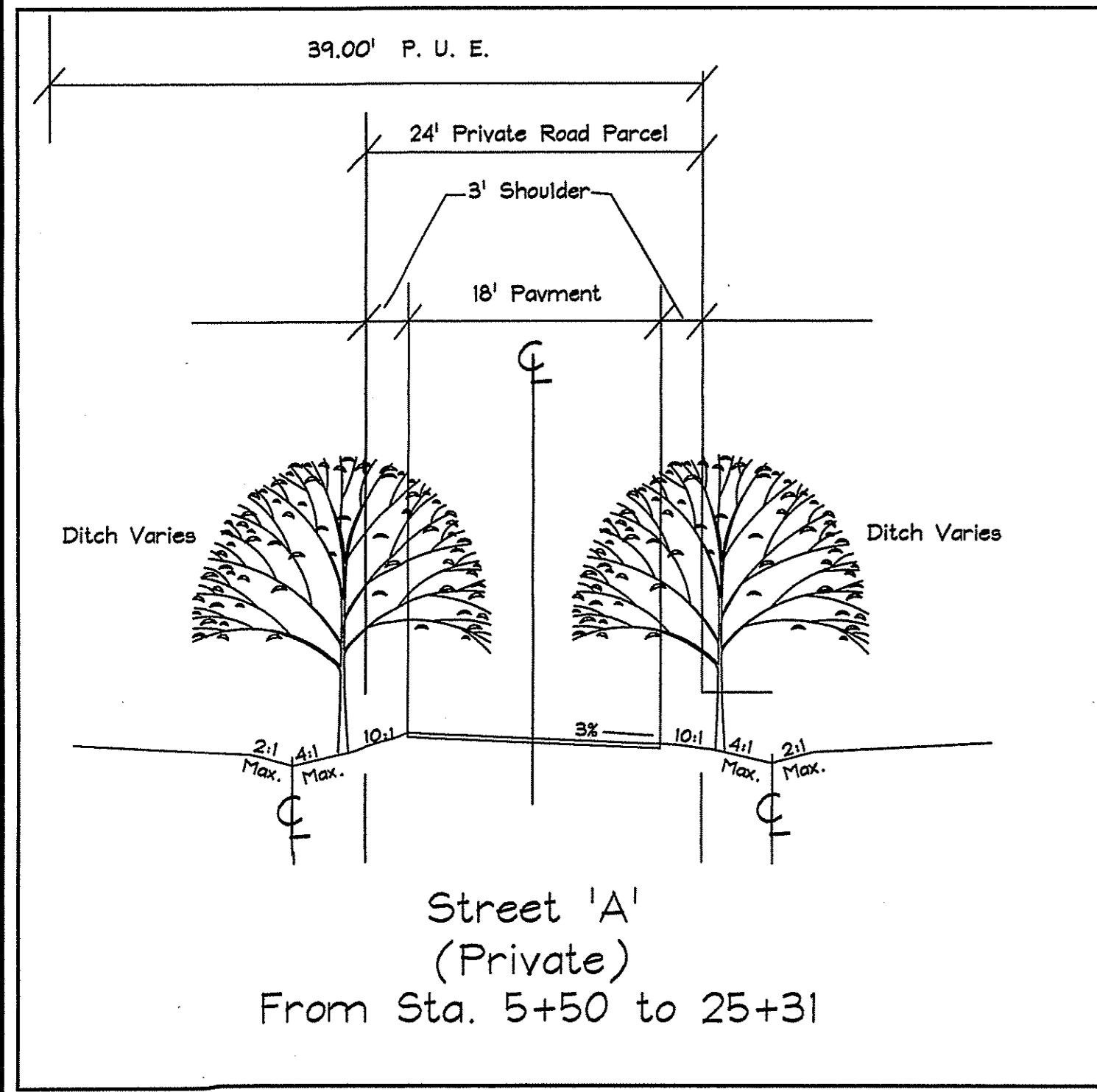
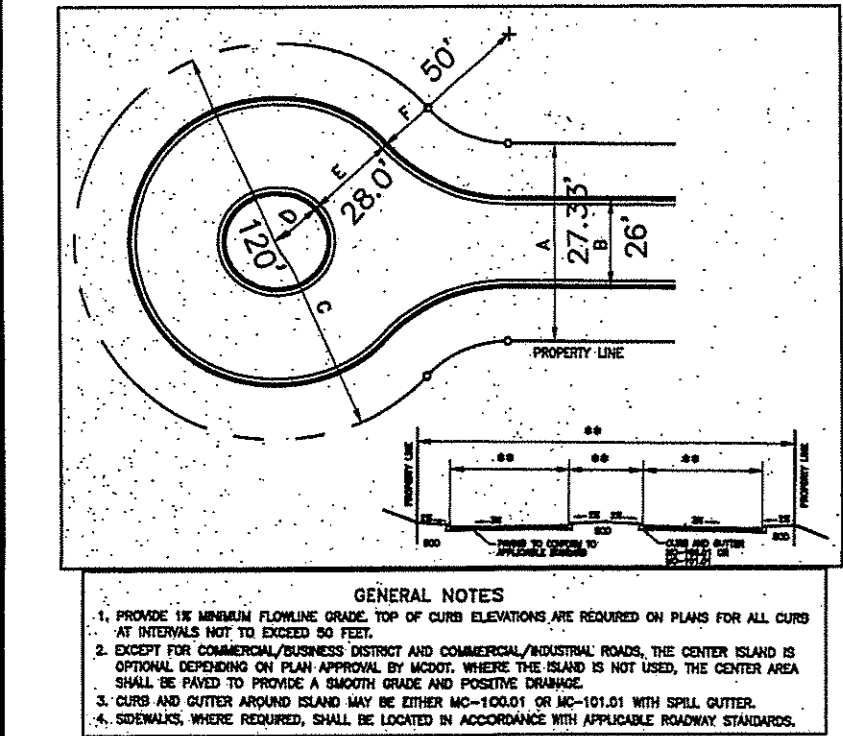
HIDDEN GARDEN LANE (PUBLIC R/W)
MODIFIED TERTIARY ROAD
MONTGOMERY CO. D.O.T. STD 210.03



COUNTRY HILLS ROAD (PUBLIC R/W)
60' RT. OF WAY
MONTGOMERY CO. D.O.T. STD 222.01



HIDDEN GARDEN LANE (PUBLIC R/W)
28' RT. OF WAY
MONTGOMERY CO. D.O.T. STD 222.01

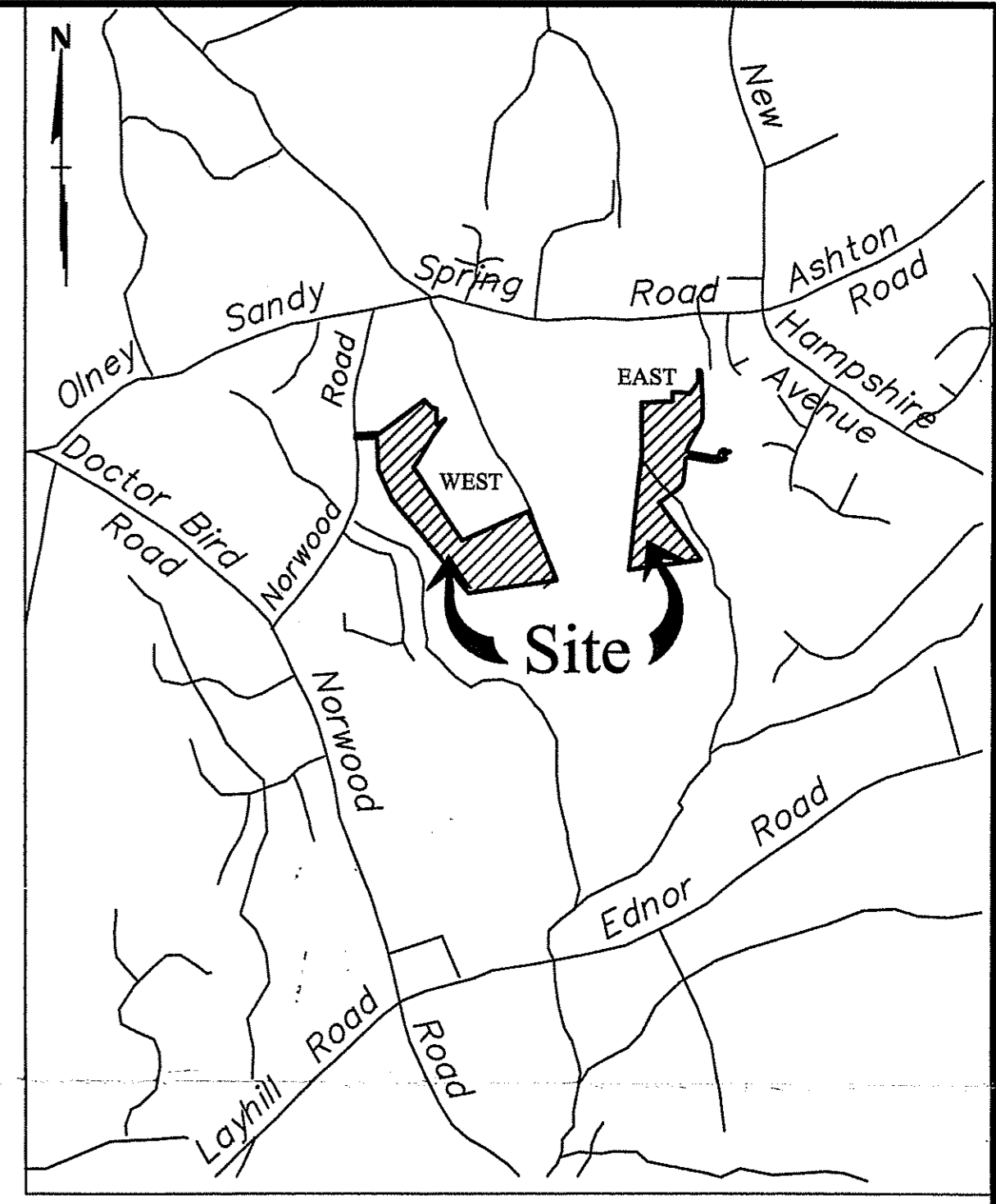


SURVEYOR'S CERTIFICATE

I hereby certify to the best of my belief and knowledge that the boundary lines shown hereon are correct based upon a boundary survey prepared by Rodgers & Associates, Inc. dated December, 1999, and other available deed and plot information, and that the topographic data shown hereon is from aerial photography by Photographic Data Services, date of photography, April, 1999.

Date: 4-30-01

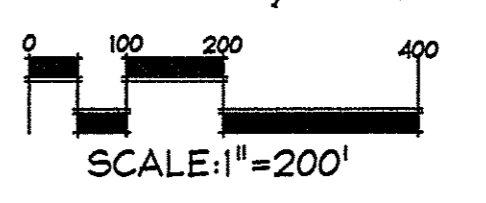
Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002



- Development Standard**
- | Development Standard | Proposed | Permitted/Required | Proposed |
|---------------------------------------|----------|--------------------|----------------------------------|
| Maximum Number of Lots | 34 | 34 | 34 |
| Minimum Lot Area (sq ft) | 5,500 | 5,500 | 5,500 |
| Minimum Setbacks (ft) | 15 | 15 | 8 |
| from Street | 15 | 8 | 10 |
| from a side yard | 15 | 8 | 10 |
| rear yard | 15 | 8 | 10 |
| | | | (unless otherwise shown on plan) |
| Min Lot Width at the Street Line (ft) | 25 | 25 | 25 |
| Max. Side Height | 35 | 35 | 35 |
| Max. Lot Coverage (%) | 35 | 35 | 35 |
| Rural Open Space (%) | 70-75 | 70% | 70% |
| On private lots (ac) | - | - | 18.3ac (lots 32 & 34) |
| Common Open Space (ac) | - | - | 0.2 ac |
- All Roadway & Path/Bikeway sections to be finalized at time of Site Plan.
 - The W.S.C. maps referenced are 223NW01 and 224NW01.
 - Bearings shown hereon are in the meridian of the Maryland State Plane Coordinate System (NAD 83/91).
 - This plan is not for construction purposes.

SHEET INDEX

SHEET	DESCRIPTION
SHEET 1:	COVER SHEET, VICINITY MAP, SHEET INDEX
SHEET 2:	PRELIMINARY PLAN
SHEET 3:	PRELIMINARY PLAN
SHEET 4:	PRELIMINARY GRADE ESTABLISHMENT PLAN
SHEET 5:	PRELIMINARY FOREST CONSERVATION PLAN
SHEET 6:	PRELIMINARY FOREST CONSERVATION PLAN



REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

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Preliminary Plan

SPRINGVIEW

8th Election District
Montgomery County, Maryland

PRELIMINARY NOT FOR CONSTRUCTION

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LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING
ENVIRONMENTAL/NATURAL RESOURCES

BASE DATA	BY	DATE	SCALE: 1"=200'
DESIGNED	CADD		JOB No. 402K1
DRAWN	MMF		DATE: 04/01
REVIEWED	MC		
RELEASE FOR			
BY	DATE		SHEET No. 1 OF 6

SPRINGVIEW - Preliminary Plan - Cover Sheet