



Item #12

M E M O R A N D U M

DATE: October 26, 2001
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Planning Department
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for November 01, 2001.

Attached are copies of plan drawings for Items #12, #13, #14, #15. These subdivision items are scheduled for Planning Board consideration on November 01, 2001. The items are further identified as follows:

Agenda Item #12 - Preliminary Plan 1-02004
Cabin John

Agenda Item #13 - Preliminary Plan 1-02014
Camp Property

Agenda Item #14 - Preliminary Plan 1-01082
Johnson Property

Agenda Item #15 - Preliminary Plan 1-01090
Burnt Mills

Attachment

VICINITY MAP FOR
CABIN JOHN PARK (1-02004)



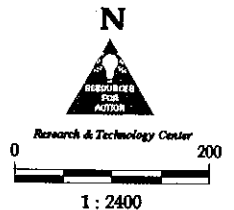
Map compiled on October 23, 2001 at 9:23 PM | Site located on base sheet no - 208NW08

NOTICE

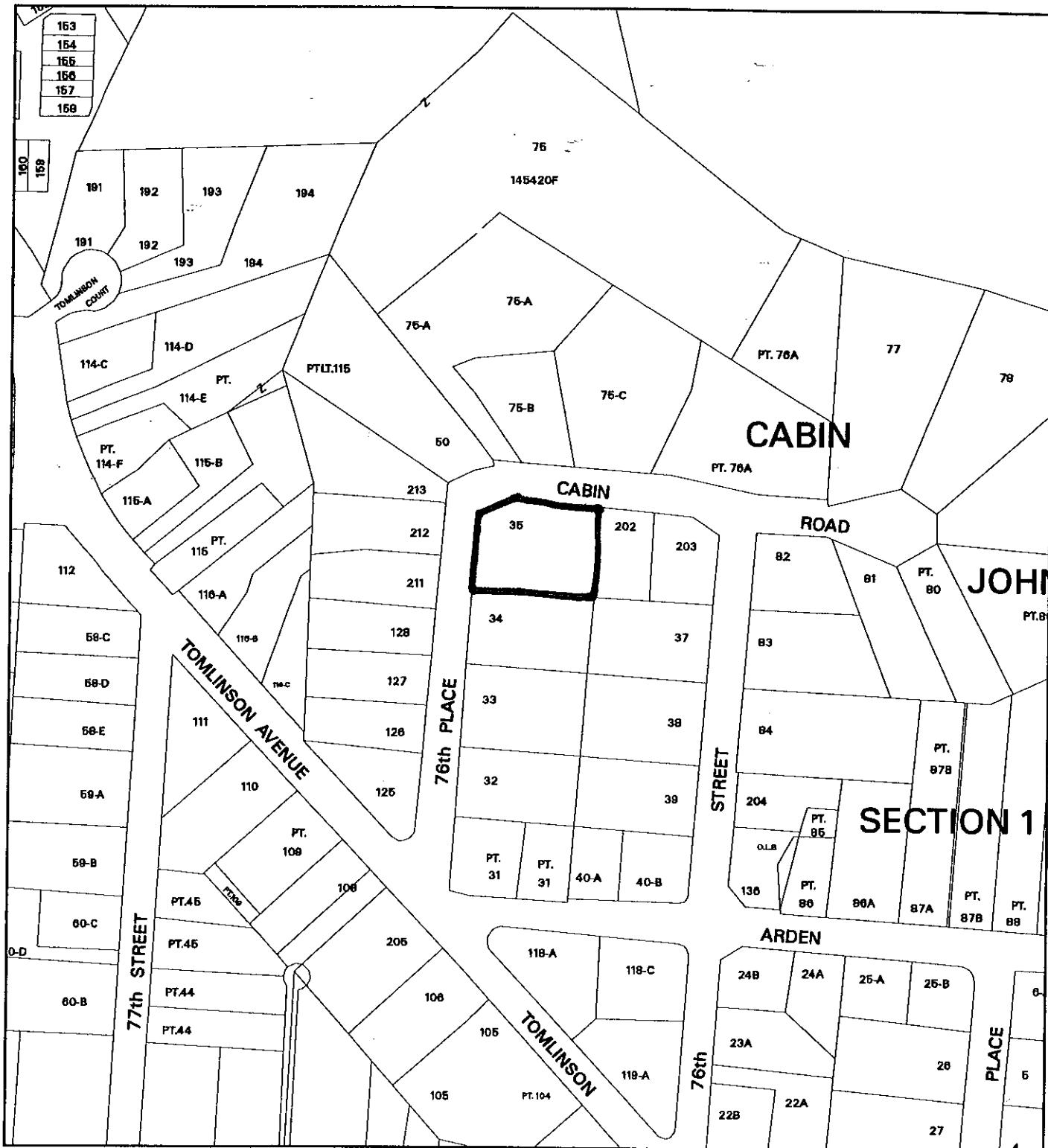
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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VICINITY MAP FOR
CABIN JOHN PARK (1-02004)



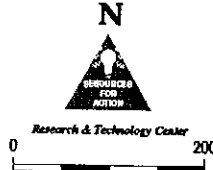
Map compiled on October 25, 2001 at 9:52 AM | Site located on base sheet no - 208NW08

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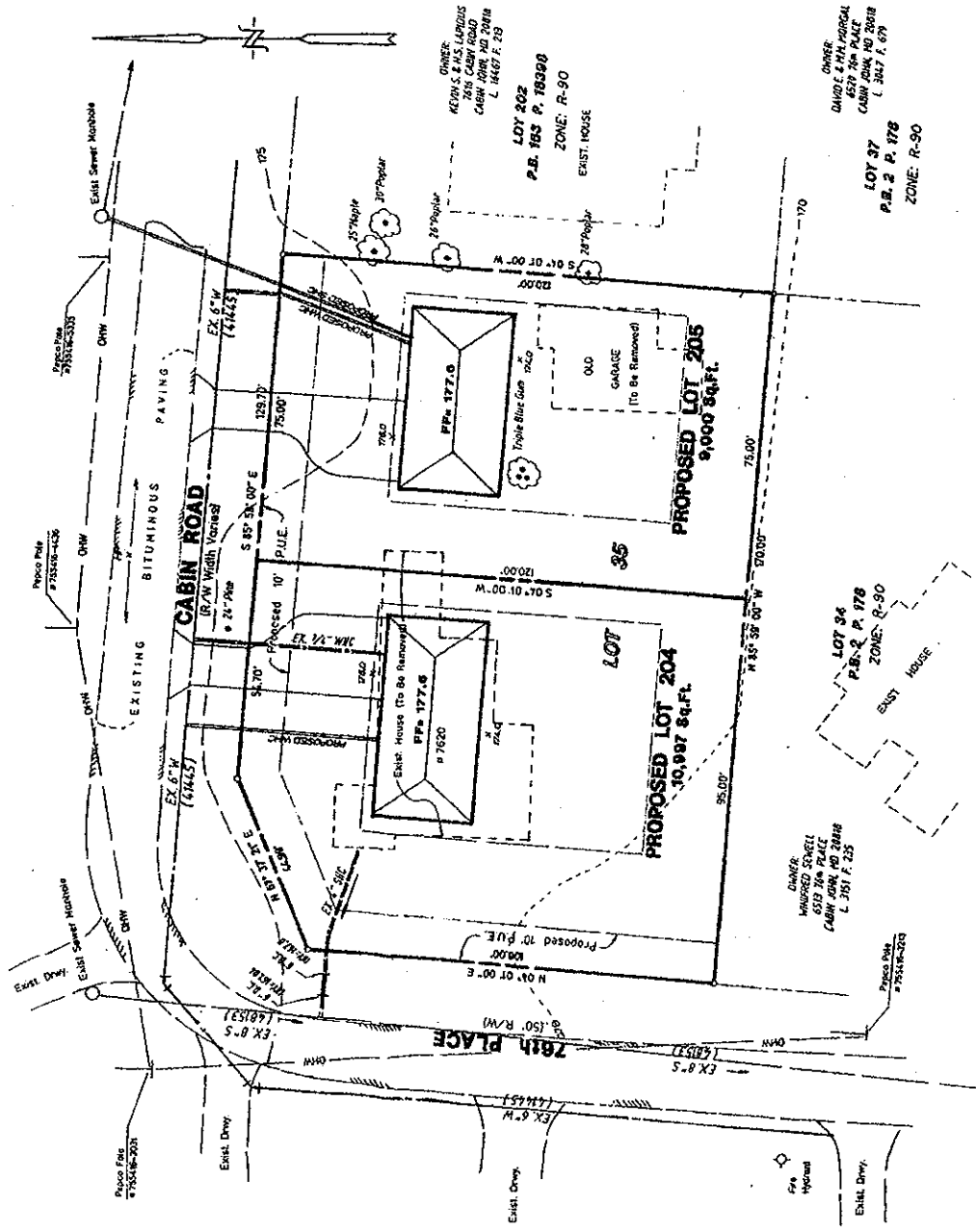
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NOTES

- Boundary, as shown, compiled from available plats and deeds.
- Topography, as shown, taken from M-82PEFC 200 scale topographic map 15 colour interval.
- Zoning: R-90.
- There are no streams, wetlands, or floodplain on site, not within 200' of the property.
- There is no forest on site.
- There are no cultural resources or historic features on site.
- Stds 2B, D, and G all from sheet 26 of the Montgomery County Sub Survey.
- The site lies between the Potomac River and Cabin John watershed with most of the lot draining south into the Potomac River.
- The site is exempt from Forest Conservation requirements under a special property exemption.
- Plan is scaled, location of proposed elements and dimensions are subject to change at the time of final plat.
- Existing Water Category: W-1
- Existing Sewer Category: S-1
- Proposed Lots: 3. Total Area = 18,997 Sq.Ft.
- Planning Area: 25
- Utilities:
 - Sewer Mains, Potomac Poles & Overhead Wires, marked -OH are from field locations made by this office
 - Water lines and house connections are shown by using available WSSC Plans.



TAX MAP: 200 SHEET: 208A-W7
 PREPARED FOR: HERMAN ASSOCIATES, LLC
 5110 BRIDGEVIEW RD.
 SUITE 413
 BETHESDA, MD 20817
 (301) 852-4110

SCALE: 1" = 20'

DATE: JUNE 2001

PLAT NO.: 95017 C3

SHEET NO.: 13

PRELIMINARY PLAN

PROPOSED LOTS 204 & 205
 (A RESUBDIVISION OF LOT 36)

CABIN JOHN PARK
 7th BETHESDA ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

W 02004 4

WITNER ASSOCIATES, LLC
 Land Surveying, Land Planning & Design
 156 A. Calverton Ave., Bethesda, MD 20814
 Tel: (301) 291-6600 Fax: (301) 291-6800

SURVEYOR'S CERTIFICATE

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

John R. Witner
 John R. Witner
 Professional Land Surveyor
 MD Reg. No. 10668

7/02/2001
 Date

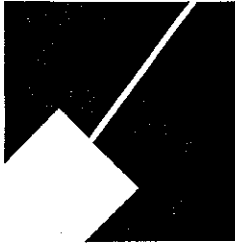
UTILITY COMPANIES SERVICING THIS SITE

- BEACO
1610 Collier Road
Rockville, MD 20850
- Washington Gas Light Company
6801 Industrial Road
Springfield, VA 22151
- Verizon
Distribution Services - Engineering
3901 Calverton Blvd., 3rd Floor
Bethesda, MD 20814
- Washington Suburban Sanitary Commission
14501 Sweetsizer Lane
Lanett, MD 20707
- Comcast
20 W. W. Gude Drive
Rockville, MD 20850

YEAR SURVEY MADE:
 JUL 1 0 7001
 ORIGINAL PLAT NO. 95017 C3

#12

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

MEMORANDUM

DATE: October 23, 2001

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief, Development Review Division

FROM: Malcolm Shaneman, Supervisor, Development Review Division *M.S.*
Tanya Wilson, Planner, Development Review (301) 495-1321 *T.W.*
Development Review Division

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Two Single Family Detached Dwelling Units

PROJECT NAME: Cabin John

CASE NUMBER: 1-02004

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

ZONE: R-90

LOCATION: Located at the southeast quadrant, intersection of Cabin John Road and
76th Place

MASTER PLAN: Bethesda/Chevy Chase

APPLICANT: Meridian Homes

FILING DATE: July 10, 2001

HEARING DATE: November 1, 2001

STAFF RECOMMENDATIONS: Approval, Subject to the Following Conditions:

- (1) All roads rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant, to the full width mandated by the Bethesda-Chevy Chase Master Plan, unless otherwise designated on the preliminary plan

- (2) Access and improvements as required to be approved by MCDPWT prior to issuance if plat(s)
- (3) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (4) The Adequate Public Facility (APF) Review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (5) Necessary Easements

PROJECT DESCRIPTION: VICINITY

The proposed resubdivision application is located in the Cabin John Park Subdivision and is identified as Lot 35, Section 1. The property is situated at the southwest quadrant of the intersection of Cabin John Road and 76th Place, in the Bethesda/Chevy Chase Policy Area. The site consists of 19,997 square feet and is zoned R-90. The original subdivision was recorded by plat on November 21, 1914.

PROJECT DESCRIPTION: PROPOSAL

The applicant proposes to resubdivide Lot 35 into two single-family lots, shown on the plan as Lots 204 and 205. As reflected in the attached drawing, Lot 204 consists of 10,997 Sq Ft and Lot 205 consists of 9,000 Sq Ft. Both lots will front directly on Cabin Road. One single-family house currently exists on the property. However, this structure has been slated for demolition.

DISCUSSION OF ISSUES TO DATE:

In order to approve the application for resubdivision, the Planning Board must find that the proposed lot(s) meet the "Resubdivision Criteria" as set forth in Section 50-29 (b)(2) of the Subdivision Regulation, 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."

For the purposes of this application, the applicant has defined the analysis area as all the recorded lots located along the east and west side of 76th Place and the east and west side of 76th Street, north of Arden Road and Tomlinson Avenue (See neighborhood delineation map on page 5). The analysis area delineated by the applicant is acceptable to staff as it represents a good

sampling of those lots which front on both 76 Street and 76 Place as well as those immediately abutting the subject site.

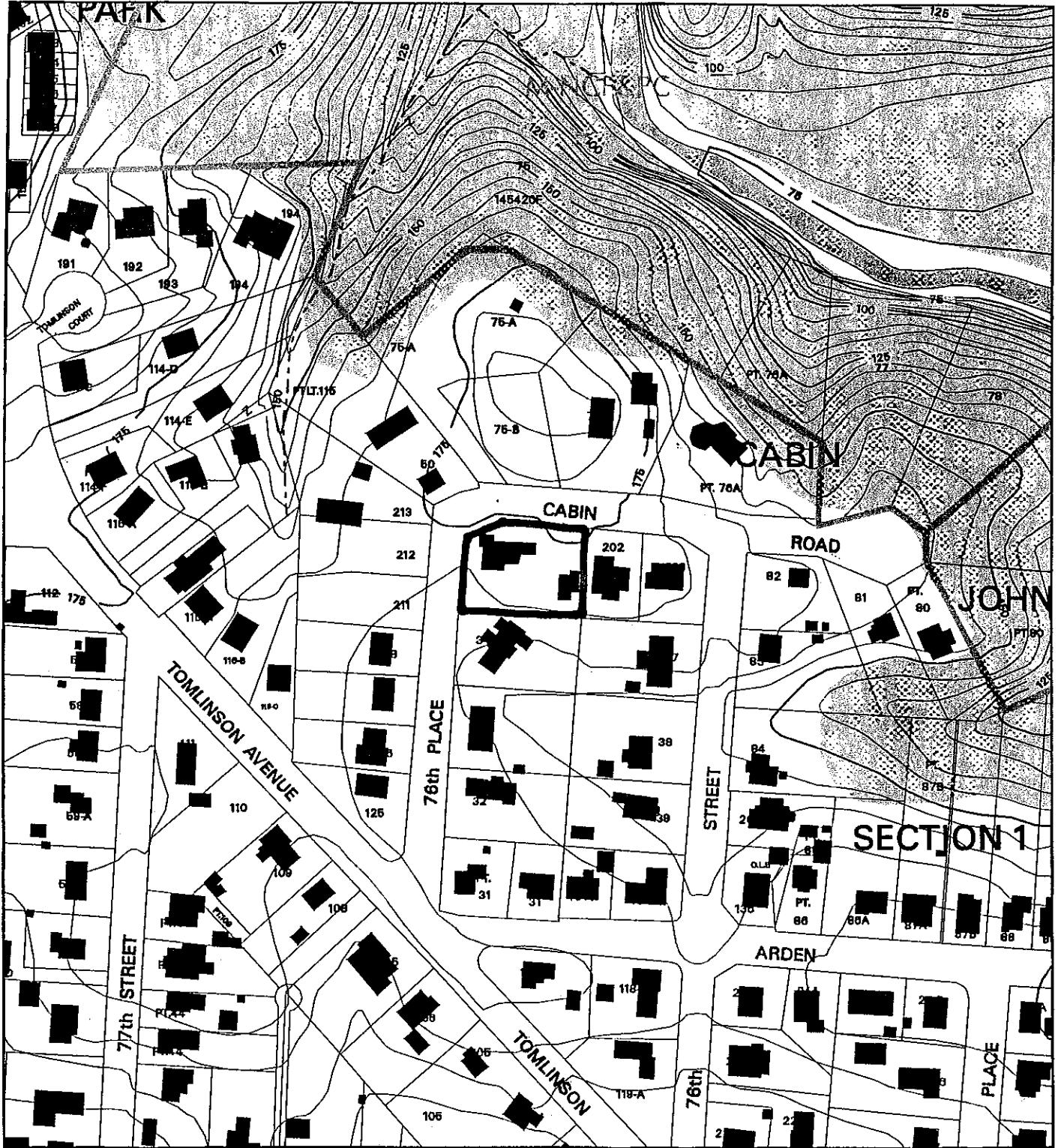
ANALYSIS

Staff has analyzed 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 that were used as a comparison to the proposed resubdivision application. As illustrated in the table, the subject site is consistent with the characteristics of the existing neighborhood in regards to its frontage, alignment, size, shape, width, area and suitability. As is clearly reflected in the chart analysis of the lot characteristics, the proposed lots fall well within the lot sizes existing in the neighborhood, as do the street frontage, alignment, size, shape, width, area and suitability for residential use. Staff finds the proposed configuration in keeping with the resubdivision regulations and consistent with the development pattern throughout the defined neighborhood.

ATTACHMENTS

Vicinity Development Map	3
Neighborhood Delineation Map	5 – 6
Proposed Development Plan	7
Tabular Summary	8 - 9

VICINITY MAP FOR
CABIN JOHN PARK (1-02004)



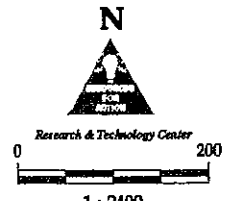
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NOTICE

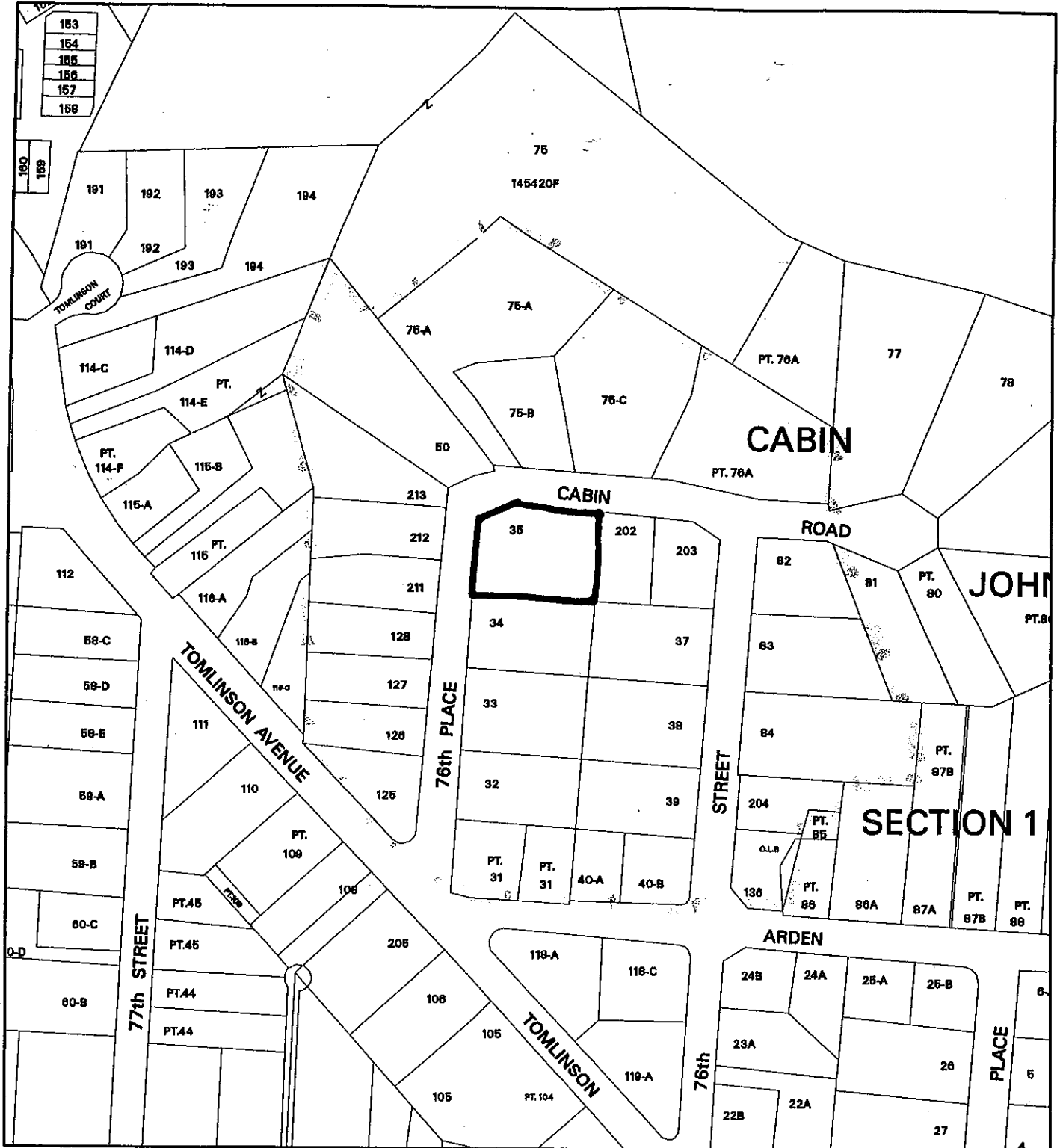
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VICINITY MAP FOR
CABIN JOHN PARK (1-02004)



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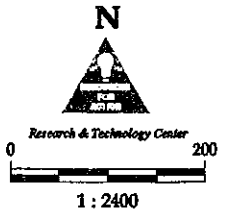
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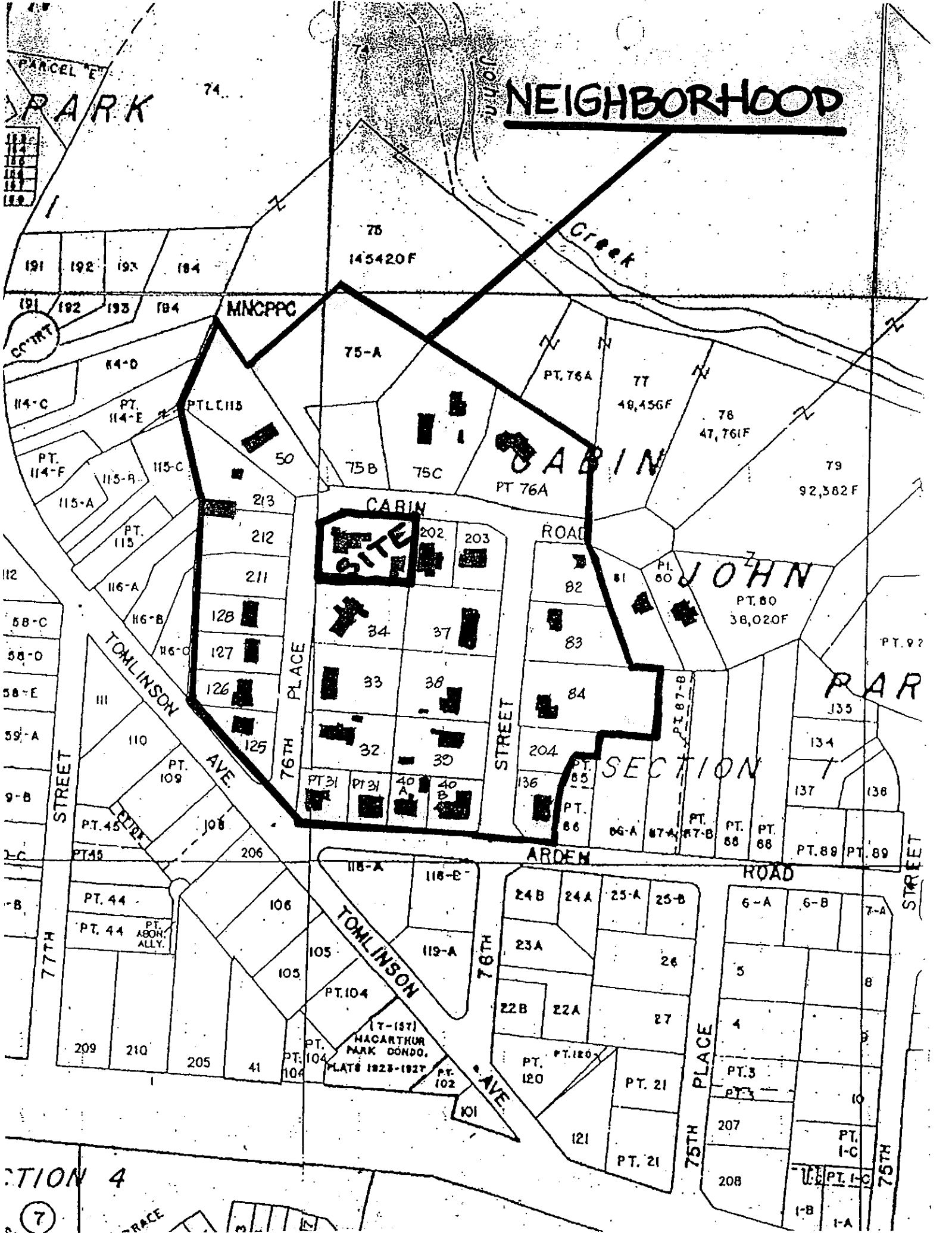
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-9760



NEIGHBORHOOD

PARCEL E
PARK

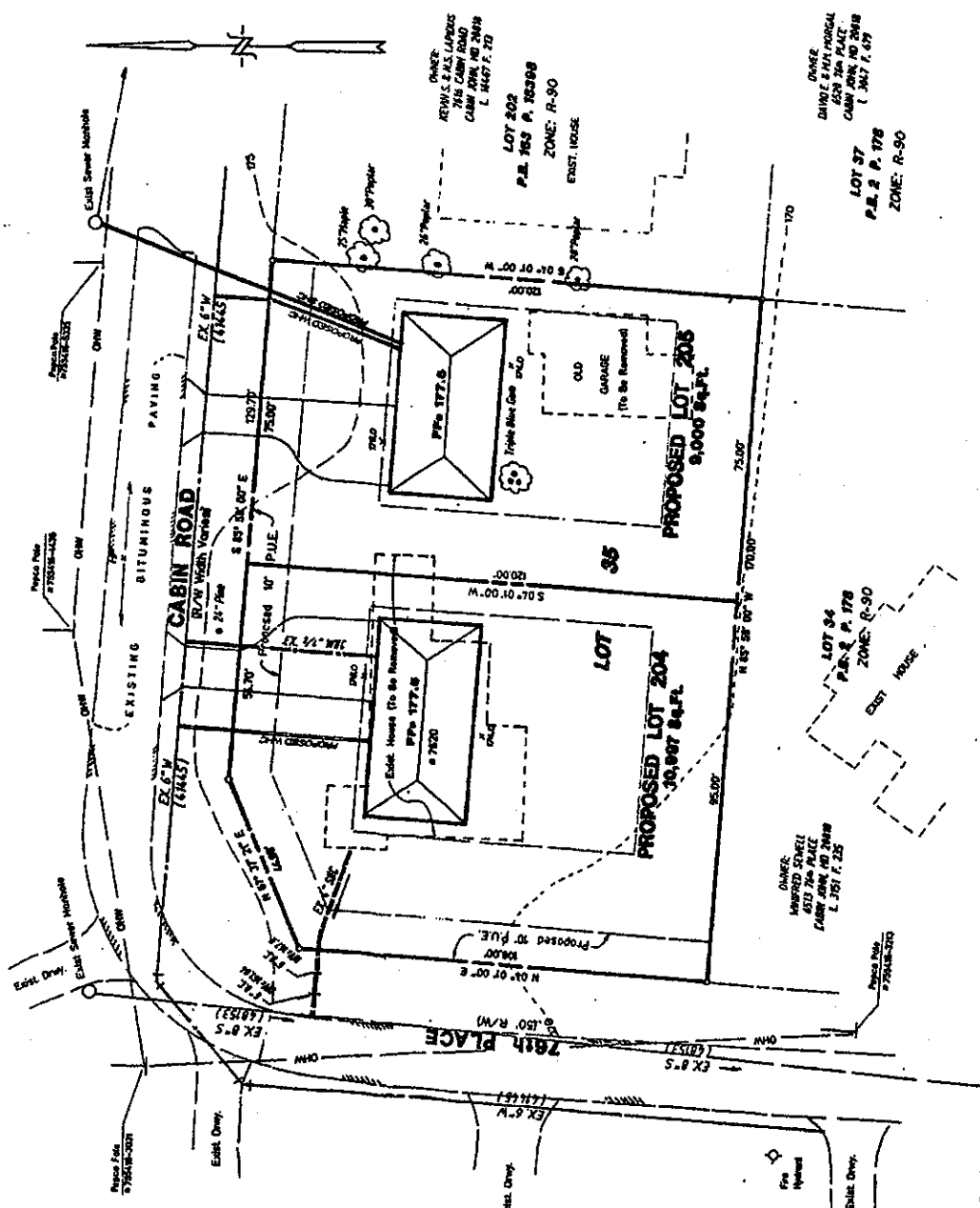


SECTION 4

(7)

NOTES

1. Boundary, as shown, compiled from available plots and deeds.
2. Topography, as shown, taken from H-MCP/PC 200 scale topographic map, 5' contour interval.
3. Zoning: R-90.
4. There are no streams, wetlands, or floodplain on site, nor within 200' of the property.
5. There is no forest on site.
6. There are no cultural resources or historic features on site.
7. Subj: 28. Graded all lots; sheet 28 of the Montgomery County Soil Survey.
8. The site lies between the Potomac River and Cabin John watershed with most of the lot draining south into the Potomac River.
9. The site is exempt from Forest Conservation requirements under a special property exemption.
10. Plan is sited location of proposed elements and dimensions are subject to change at the time of final plat.
11. Existing Water Category: W-1
12. Existing Sewer Category: S-1
13. Proposed Lot: 2. Total Area: 8,987 Sq.Ft.
14. Utilities:
 - Sewer: Potomac, Potomac River & Overhead Lines, marked -OH
 - Gas: from local utility
 - Water lines and house connections are shown by using available WSSC Plans.



SURVEYOR'S CERTIFICATE

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

John R. Wilmer
 John R. Wilmer
 Professional Land Surveyor
 MD Reg. No. 10688

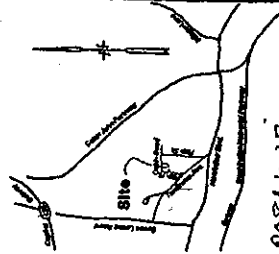
7/02/2001
 Date

UTILITY COMPANIES SERVICING THIS SITE

- PEPCO
 2610 Galtier Road
 Rockville, MD 20850
- Washington Suburban Sanitary Commission
 14501 Sweitzer Lane
 Laurel, MD 20707
- Comcast
 20 Westcreek Drive
 Rockville, MD 20850
- Verizon
 Distribution Services - Engineering
 1901 Calverton Blvd., 2nd Floor
 Bethesda, MD 20814

year survey made
 JUL 10 2001
 JOHN R. WILMER

1/4" MAP 01/24/01	200 SHEET 208 NW 7	DATE JUNE 15 2001	SCALE 1" = 200'
<p>PREPARED FOR WILMER ASSOCIATES, LLC 5118 BOSTFIELD RD SUITE 113 BETHESDA, MD 20817 (301) 521-1100</p>			
<p>FILE PRELIMINARY PLAN (A RESUBDIVISION OF LOT 36) SECTION ONE CABIN JOHN PARK 7th (BETHESDA) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>			
<p>SCALE 1" = 200'</p>			
DATE JUNE, 2001		SHEET NO. 1 of 1	



**RESUBDIVISION COMPATIBILITY TABLE
EXISTING LOTS - CABIN JOHN PARK - SECTION ONE**

LOT	PLAT NO.	DATED RECORDED	ORIG. SUBDIV.	RESUB	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH	AREA	SUITABLE
31*											
32	178	1914	✓		100	PERPENDICULAR	100 X 170	RECTANGLE	100	17,000	YES
33	178	1914	✓		120	PERPENDICULAR	120 X 170	RECTANGLE	120	20,400	YES
34	178	1914	✓		110	PERPENDICULAR	110 X 170	RECTANGLE	110	18,700	YES
37	178	1914	✓		110	PERPENDICULAR	110 X 170	RECTANGLE	110	18,700	YES
38	178	1914	✓		120	PERPENDICULAR	120 X 170	RECTANGLE	120	20,400	YES
39	178	1914	✓		100	PERPENDICULAR	100 X 170	RECTANGLE	100	17,000	YES
40A	4207	1985	✓		CORNER 75 X 80	PERPENDICULAR	95X100	RECTANGLE	95	9,514	YES
40B	4207	1985	✓		70	PERPENDICULAR	70 X 95	RECTANGLE	70	6,650	YES
50	178	1914	✓		72	CONCENTRIC	120 X 300	PIE	120	35,087	YES
75A	9482	1969	✓	✓	32	NA	150 X 250	PAN-HANDLE	150	48,083	YES
75B	9482	1969	✓	✓	74	PERPENDICULAR	100 X 130	PIE	100	13,258	YES
75C	9482	1969	✓	✓	116	PERPENDICULAR	240 X 150	TRAPEZOID	240	35,244	YES
76A**	10118	1972	✓	✓	260	PERPENDICULAR	220 X 150	RECTANGLE	220	32,723	YES
82	178	1914	✓		CORNER 100 X 110	PERPENDICULAR	118 X 140	TRAPEZOID	120	13,750	YES
83	178	1914	✓		110	PERPENDICULAR	110 X 175	TRAPEZOID	110	19,250	YES
84	178	1914	✓		120	PERPENDICULAR	120 X 250	RECTANGLE	120	30,000	YES
125	4878	1957	✓	✓	CORNER 103 X 170	NA	NA	TRIANGLE	NA	11,312	YES
126	4878	1957	✓	✓	70	PERPENDICULAR	70 X 160	RECTANGLE	70	11,684	YES
127	4878	1957	✓	✓	70	PERPENDICULAR	70 X 165	RECTANGLE	70	11,680	YES
128	4878	1957	✓	✓	70	PERPENDICULAR	70 X 170	RECTANGLE	70	12,048	YES
136	12858	1978	✓	✓	CORNER 80 X 83	PERPENDICULAR	78 X 120	IRREGULAR	78	9,873	YES
202	18398	1991	✓	✓	78	PERPENDICULAR	78 X 120	RECTANGLE	78	9,360	YES
203	18398	1991	✓	✓	CORNER 90 X 100	PERPENDICULAR	82 X 110	RECTANGLE	82	10,837	YES
204	19791	1995	✓	✓	77	PERPENDICULAR	77 X 100	IRREGULAR	77	8987	YES
211	21402	1999	✓	✓	75	PERPENDICULAR	70 X 170	RECTANGLE	70	12,718	YES
212	21402	1999	✓	✓	74	PERPENDICULAR	80 X 170	RECTANGLE	80	13,668	YES
213	21402	1999	✓	✓	28	PERPENDICULAR	75X200	PIE	75	18,288	YES

* EXCLUDED FROM COMPATIBILITY TABLE (ORIGINAL LOT SPLIT BY DEED)
**PART OF LOT DUE TO PARK ACQUISITION

NOTE: TABULATION DOES NOT INCLUDE SUBJECT PROPERTY

**RESUBDIVISION COMPATIBILITY TABLE
PROPOSED LOTS - CABIN JOHN PARK - SECTION ONE**

LOT	PLAT NO.	DATED RECORDED	ORIG. SUBDIV.	RESUB	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH	AREA	SUITABLE
204	-	-	-	✓	CORNER 92 X 120	PERPENDICULAR	82 X 120	RECTANGULAR	82	10,837	YES
205	-	-	-	✓	78	PERPENDICULAR	78 X 120	RECTANGULAR	78	9,360	YES

CABIN JOHN