

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

(301) 495-4605

MEMORANDUM

DATE: March 8, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the Planning Board's Agenda for March 14, 2002.

Attached are copies of plan drawings for Items #4, #5, #6 and #7. These subdivision items are scheduled for Planning Board consideration on March 14, 2002. The items are further identified as follows:

Agenda Item #4 – Preliminary Plan 1-97007E
Olney Church of Christ

Agenda Item #5 – Preliminary Plan 1-02035
Grandview Townhomes

Agenda Item #6 – Preliminary Plan 1-02059
Daniels Property of Muncaster Mill

Agenda Item #7 – Preliminary Plan 1-02025
North Potomac Senior Housing

7



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

December 31, 2001

MEMORANDUM:

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning *KKK*

SUBJECT: Preliminary Plan No. 1-02025
Elderly Housing at 11920 Darnestown Road
Gaithersburg

This memorandum represents Transportation Planning staff's review of the subject preliminary plan for the proposed 37 units of elderly housing on a site located on the south side of the intersection of Darnestown Road (MD 28) and Tschiffely Square Road in the Gaithersburg area.

RECOMMENDATION

Based on our review of the submitted traffic statement, staff recommends the following condition related to approval of the subject preliminary plan.

Limit total development to 37 units of elderly housing.

DISCUSSION

LATR and Policy Area Review

For Local Area Transportation Review (LATR), the proposed 37 unit elderly housing facility would generate 8 and 9 total peak-hour trips during the weekday morning peak period (7:00 to 9:00 a.m.) and the evening peak period (4:00 to 6:00 p.m.), respectively. Thus, the proposed development would not require an LATR analysis.

For Policy Area Transportation Review, the current FY02 AGP indicates that the North Potomac Policy Area has housing staging ceiling capacity available (1,281 units as of December 31, 2001) to accommodate the proposed development.

Site Access and Circulation

The access to the site is proposed from MD 28, aligned with Tschiffely Square Road on the north side. The proposed access point from MD 28 to the site and the pedestrian and vehicle circulation system shown on the preliminary plan are adequate. It is noted that the right-of-way and intersection configuration shown on the submitted site development plan are consistent with the Maryland State Highway Administration's (SHA) MD 28 Widening project. SHA staff confirms that a "jug handle" shown on the site plan to provide access to the adjoining townhouse portion of Orchard Knolls subdivision and the access to the site will be incorporated into the MD 28 Widening project. The proposed "jug handle" is primarily intended for the use of residents in Orchard Knolls who will not be allowed to turn left to and from MD 28. This was previously agreed with SHA staff when the MD 28 Widening project was designed not to allow a median-break at the entrance to Orchard Knolls while allowing full movements at the signalized intersection of MD 28 and Tschiffely Square Road.

KHK:cmd

PP #1-02025 North Potomac Senior Housing.doc

VICINITY MAP FOR

NORTH POTOMAC SENIOR HOUSING (1-02025)



Map compiled on October 11, 2001 at 10:13 AM | Site located on base sheet no - 221NW12

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.

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



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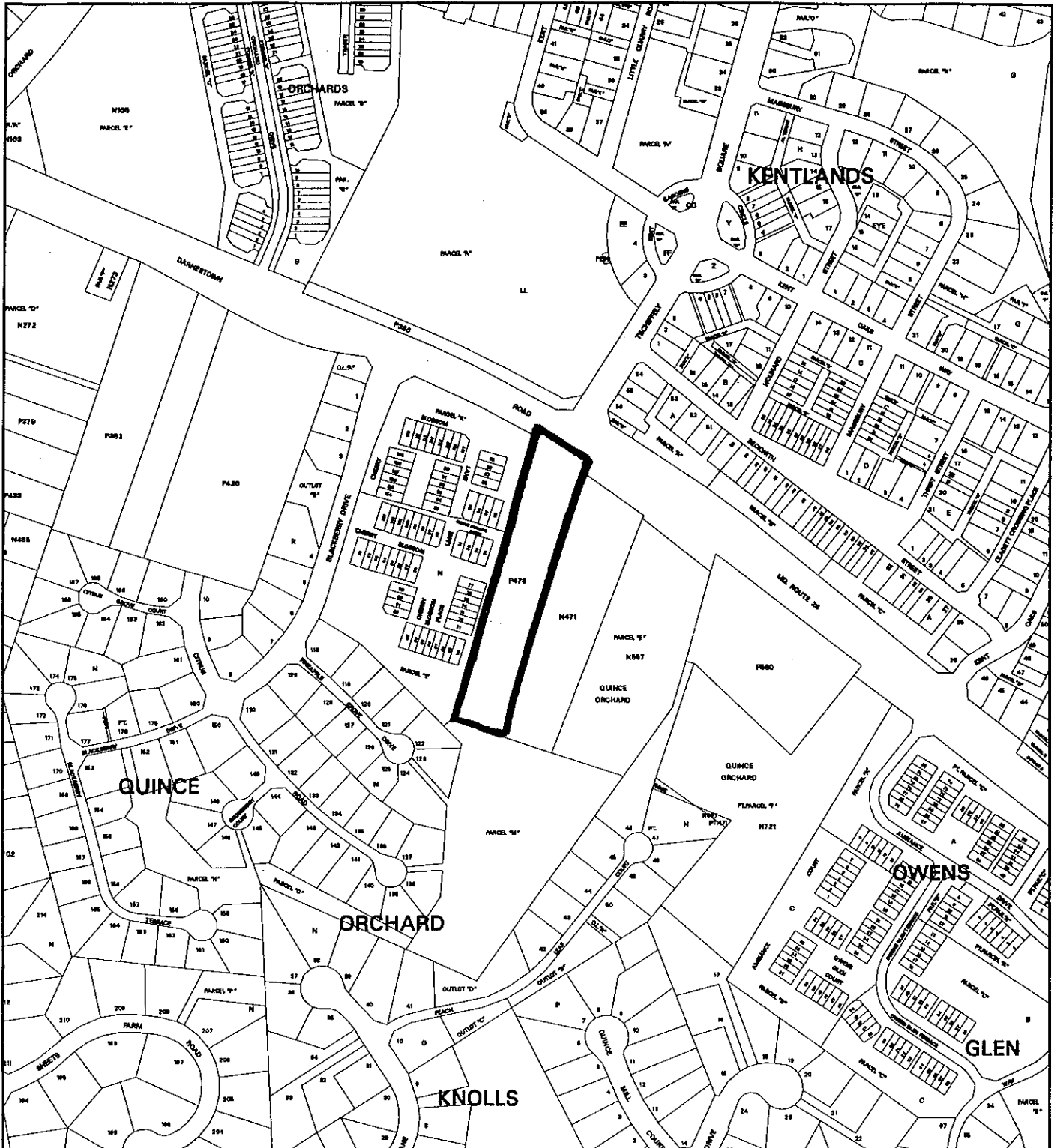


Research & Technology Center



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VICINITY MAP FOR
NORTH POTOMAC SENIOR HOUSING (1-02025)



Map compiled on October 11, 2001 at 11:12 AM | Site located on base sheet no - 221NW12

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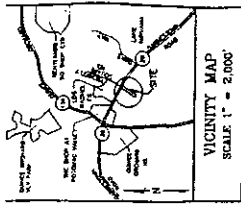
Key Map

N

Research & Technology Center

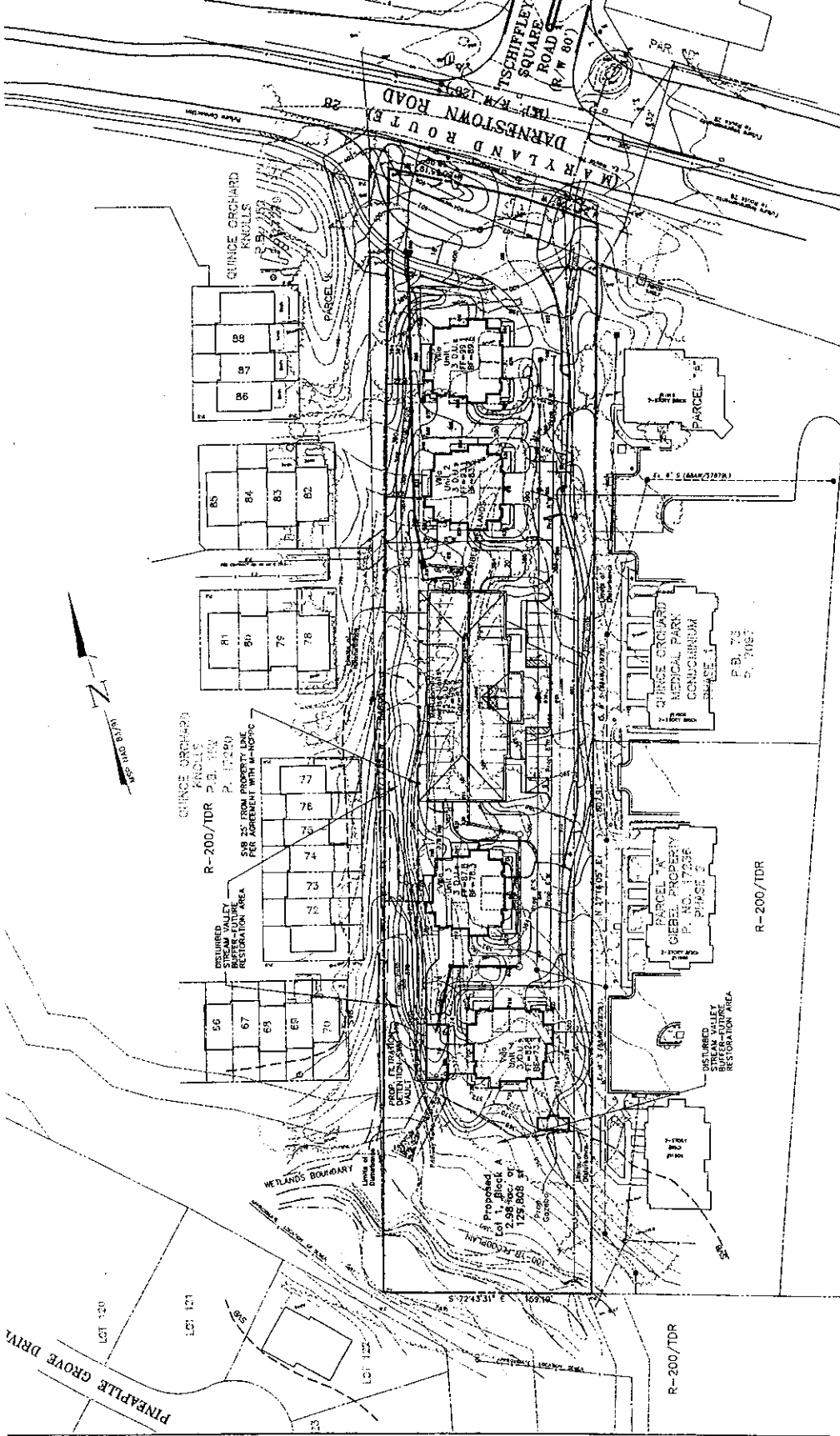
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1: 4800



VICINITY MAP
SCALE: 1" = 2,000'

PLAT 64
KENTLANDS
PARCEL 7A
KENTLANDS
ELEMENTARY SCHOOL
CITY OF
CATHERSBURG
(KENTLANDS)



QUINCE ORCHARD
KNOLLS
R-200/TDR P.D. 187
FOR 25 FEET WIDE OF
FOR SCENIC VIEW MAINTENANCE

STREAM VALLEY
BUFFER-FUTURE
RESTORATION AREA

PARCEL A
GEBEL PROPERTY
P. NO. 17206
PHASE 2

PARCEL B
GEBEL PROPERTY
P. NO. 17206
PHASE 2

PARCEL C
GEBEL PROPERTY
P. NO. 17206
PHASE 2

PARCEL D
GEBEL PROPERTY
P. NO. 17206
PHASE 2

PARCEL E
GEBEL PROPERTY
P. NO. 17206
PHASE 2

PROPOSED BUILDINGS (Scale 1:1)
1. The building with a 10' wide parking ramp (shown in blue)
2. The building with a 10' wide parking ramp (shown in blue)
3. The building with a 10' wide parking ramp (shown in blue)
4. The building with a 10' wide parking ramp (shown in blue)
5. The building with a 10' wide parking ramp (shown in blue)
6. The building with a 10' wide parking ramp (shown in blue)
7. The building with a 10' wide parking ramp (shown in blue)
8. The building with a 10' wide parking ramp (shown in blue)
9. The building with a 10' wide parking ramp (shown in blue)
10. The building with a 10' wide parking ramp (shown in blue)

WETLANDS BOUNDARY
Wetlands boundary shown in blue. Wetlands are located in the stream valley and along the stream.

PROPOSED LOT LAYOUT
Proposed lot layout shown in blue. Lots are numbered 64 through 80.

PROPOSED DRIVEWAY LAYOUT
Proposed driveway layout shown in blue. Driveways are numbered 1 through 10.

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PROPOSED DRIVEWAY LAYOUT
Proposed driveway layout shown in blue. Driveways are numbered 1 through 10.

PRELIMINARY PLAN OF SUBDIVISION
Lot 1, Block A
1295

8TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

PREPARED FOR
NATIONAL SENIORS HOUSING CORPORATION
P.O. BOX 60713
ROCKVILLE, MD 20859
PHONE (301) 440-5659
FAX (301) 440-5657

PREPARED BY
M. Marks, Rendricks & Glascock, P.A.
Engineers & Planners & Surveyors
P.O. BOX 100
FARMERSVILLE, MD 20838-0100
PHONE (301) 440-5659
FAX (301) 440-5657

NO.	DATE	DESCRIPTION
1	12/15/84	PRELIMINARY PLAN OF SUBDIVISION
2	1/15/85	REVISIONS
3	2/15/85	REVISIONS
4	3/15/85	REVISIONS
5	4/15/85	REVISIONS
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7	6/15/85	REVISIONS
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