



Item # 7

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: May 24, 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 May 30, 2002.

Attached are copies of plan drawings for Items #06, #07, #08, #09. These subdivision items are scheduled for Planning Board consideration on May 30, 2002. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 1-02085
Burdettes

Agenda Item #07 - Preliminary Plan 1-02091
Polo Club Estates

Agenda Item #08 - Preliminary Plan 1-02100
Muncaster Manor

Attachment

VICINITY MAP FOR
POLO CLUB ESTATES (1-02091)



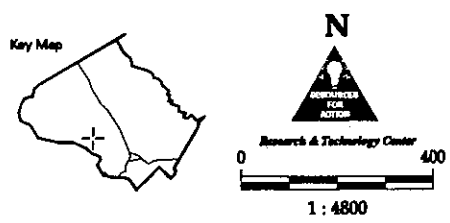
Map compiled on May 24, 2002 at 8:42 AM | Site located on base sheet no - 217NW13

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VICINITY MAP FOR
POLO CLUB ESTATES (1-02091)



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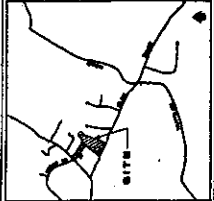


P.C. ASSOCIATES, INC.
 CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
 334-A HANCOCK DRIVE
 ROBERTS, MARYLAND 20850
 PHONE (301) 358-1391

102091

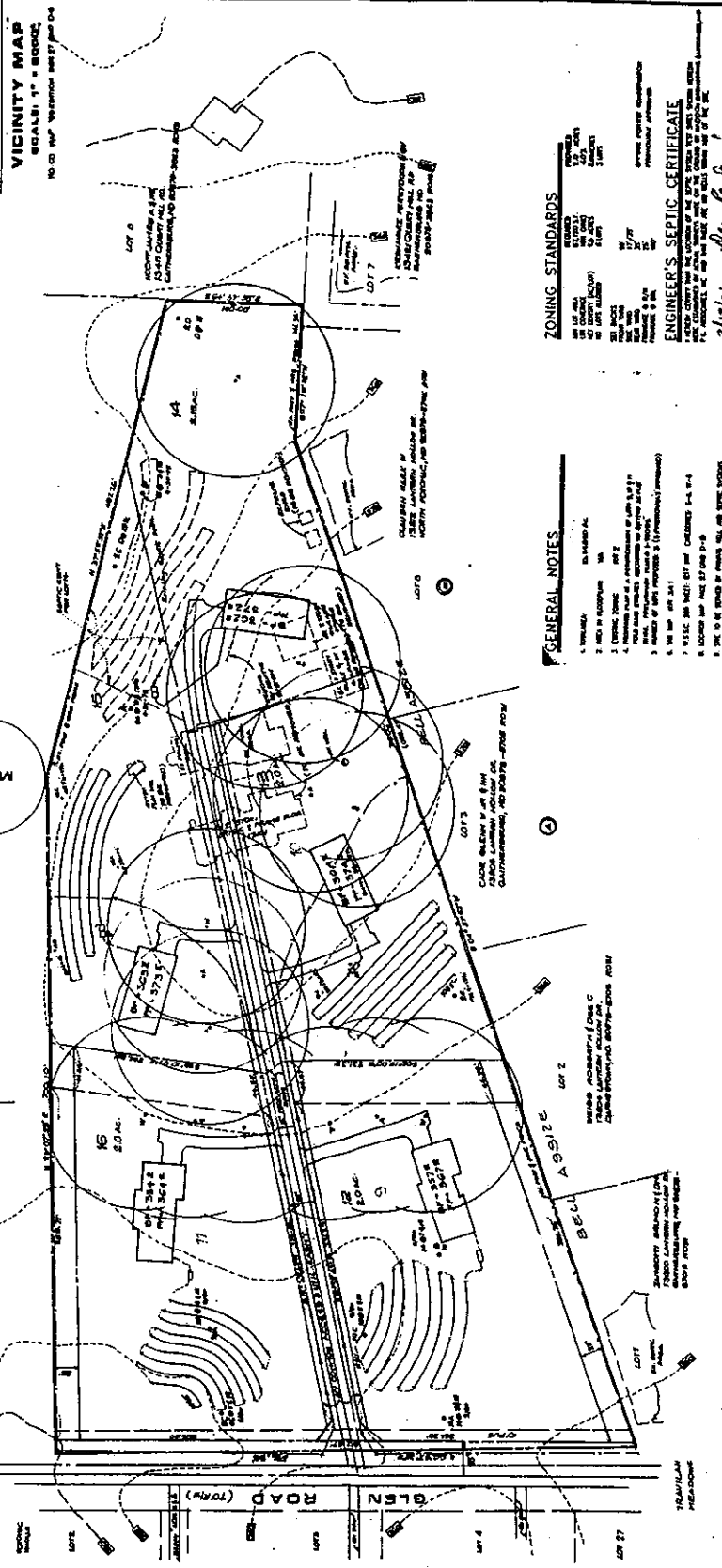
PRELIMINARY SITE PLAN
 POLO CLUB ESTATES
 LOT 2 IN SUBD. B
 MOUNTAIN VIEW ESTATES, MARYLAND
 DISTRICT OF COLUMBIA

DATE	NO. OF SHEETS
SCALE	DATE
PROJECT	NO.
CLIENT	NO.
DRAWN BY	NO.
CHECKED BY	NO.
DATE	NO.



PERCOLATION TEST DATA

LOT NO.	DATE	WATER LEVEL (FT.)	PERCOLATION RATE (IN/HR)	PERCENTAGE PASSING
1	7/17/62	1.2	2.5	100%
1	7/17/62	1.4	2.5	100%
1	7/17/62	1.6	2.5	100%
1	7/17/62	1.8	2.5	100%
1	7/17/62	2.0	2.5	100%
1	7/17/62	2.2	2.5	100%
1	7/17/62	2.4	2.5	100%
1	7/17/62	2.6	2.5	100%
1	7/17/62	2.8	2.5	100%
1	7/17/62	3.0	2.5	100%
1	7/17/62	3.2	2.5	100%
1	7/17/62	3.4	2.5	100%
1	7/17/62	3.6	2.5	100%
1	7/17/62	3.8	2.5	100%
1	7/17/62	4.0	2.5	100%
1	7/17/62	4.2	2.5	100%
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1	7/17/62	5.0	2.5	100%



ZONING STANDARDS

SEE ALL APPLICABLE ZONING ORDINANCES.
 ALL LOTS TO BE ZONED AS R-1.
 ALL LOTS TO BE 10 ACRES OR MORE.
 ALL LOTS TO BE 50 ACRES OR MORE.
 ALL LOTS TO BE 100 ACRES OR MORE.

ENGINEER'S SEPTIC CERTIFICATE

DATE: 3/12/61
 BY: P.C. ASSOCIATES, INC.
 FOR: POLO CLUB ESTATES

ENGINEER'S CERTIFICATE

DATE: 3/12/61
 BY: P.C. ASSOCIATES, INC.
 FOR: POLO CLUB ESTATES

OWNER/DEVELOPER

DATE: 3/12/61
 BY: P.C. ASSOCIATES, INC.
 FOR: POLO CLUB ESTATES

GENERAL NOTES

- SEE ALL APPLICABLE ZONING ORDINANCES.
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1	7/17/62	4.8	2.5	100%
1	7/17/62	5.0	2.5	100%



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ITEM# 7

DATE: 5/30/02



MEMORANDUM

DATE: May 24, 2002

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief *JRO*
Development Review Division

FROM: A. Malcolm Shaneman, Supervisor (301) 495-4587 *AMS*
Planning Department Staff

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Resubdivision of Lots 9, 10 and 11, Polo Club Estates

PROJECT NAME: Polo Club Estates

CASE #: 1-02091

REVIEW BASIS: Chapter 50, Sec. 50-29 (b)(2), Montgomery County Subdivision Regulations, and Resubdivision Criteria

ZONE: RE-2

LOCATION: On the North Side of Glen Road, Approximately 3000 Feet West of the Intersection With Travilah Road

MASTER PLAN: Potomac

APPLICANT: Richard E. Grodsky

FILING DATE: February 27, 2002

HEARING DATE: May 30, 2002

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29 (b)(2), Montgomery County Subdivision Regulations

- 1) Record plat to reflect common ingress/egress easements over all shared driveways
- 2) Compliance with conditions of MCDPS (Health Dept.) letter
- 3) Grading and Tree Save Plan to be reviewed and approved by MNCPPC technical staff prior to recordation of plat
- 4) 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
- 5) Other necessary easements

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

In order to approve an application for Resubdivision, the Planning Board must find that the proposed lot(s) complies with each of the seven "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 other lots within the existing block, neighborhood or subdivision."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. The defined neighborhood can only include lots within the same zoning (RE-2) classification as the subject property. The neighborhood defined by staff includes those lots that abut and/or confront the subject properties on all sides. (See Attachment 1, Pg. 4) It excludes Parcel 324 to the west, as it is not a platted lot.

PROJECT AND SITE DESCRIPTION

The subdivision of Polo Club Estates is confined to the lots in the northeast quadrant of the intersection of Glen Road and Query Mill Road. Three Polo Club Estates lots (Lots 1, 2 and 8) abutting the subject property to the west were included in the neighborhood. Also included in the neighborhood delineation are six (6) lots (Lots 1, 2, 3 Blk A and 6, 7, 8 Blk B) along the western side of Lantern Hollow Drive in the Bell Assize subdivision, four (4) lots (Lots 3, 4, 5, and 6) in the Potomac Knolls subdivision and one (1) lot (Lot 27) in the Travilah Meadows subdivision, south of Glen Road. The subject property was subdivided recently to create three (3) lots (9, 10 and 11) and recorded in 1999. The Polo Club Estates subdivision to the west was recorded in 1960; the Bell Assize subdivision was recorded in 1977 and 1979. Potomac Knolls and Travilah Meadows were recorded in 1967 and 1973 respectively.

Lots 9, and 11 on the subject property are vacant, with a house located on Lot 10. The proposal requires resubdivision of all three existing lots. Lots 9 and 11 will need to be altered to accommodate the required the twenty-five foot frontages (pipestems) for proposed lots 13 and 15. Lot 14 will use the existing twenty-seven foot wide pipestem for frontage. All units will share a common access driveway on the aforementioned twenty-seven foot wide pipestem currently approved to serve the three existing lots.

The proposed lots meet the resubdivision criteria for all seven characteristics. While the *size* of the proposed lots tend to be at the smaller end of the neighborhood range, there are eight other lots within a grouping at or near the proposed lot sizes. *Area, width, alignment, frontage, suitability and shape* (including pipestems) are all consistent with the defined neighborhood.

CONCLUSION:

In applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision complies with all of the criteria set forth in Section 50-29(b)(2) as illustrated by the characteristics set forth on the attached tabular summary. Based on the development pattern within the defined neighborhood staff finds that this resubdivision is consistent with what has occurred over the past years. Staff feels that there is little potential for additional development through the resubdivision process for properties within the defined neighborhood.

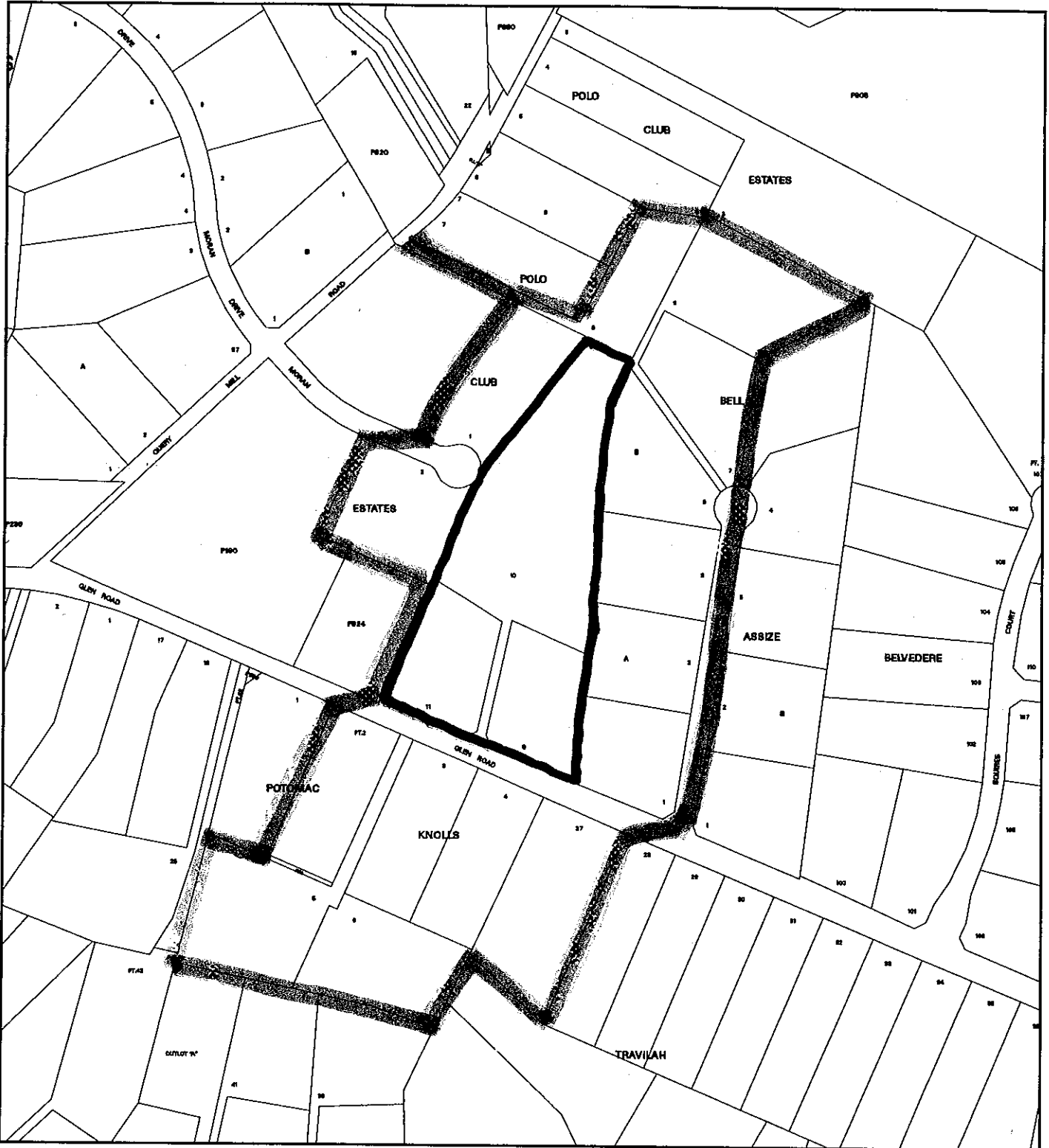
Attachments	Pg.
I. Vicinity and Neighborhood Delineation Map	4
II. Neighborhood Development Map	5
III. Proposed Resubdivision Plan	6
IV. Tabular Summary	7

n:/divdr/PoloClubEstatesresub

VICINITY MAP FOR

POLO CLUB ESTATES (1-02091)

I



Map compiled on May 24, 2002 at 9:41 AM | Site located on base sheet no - 217NW13

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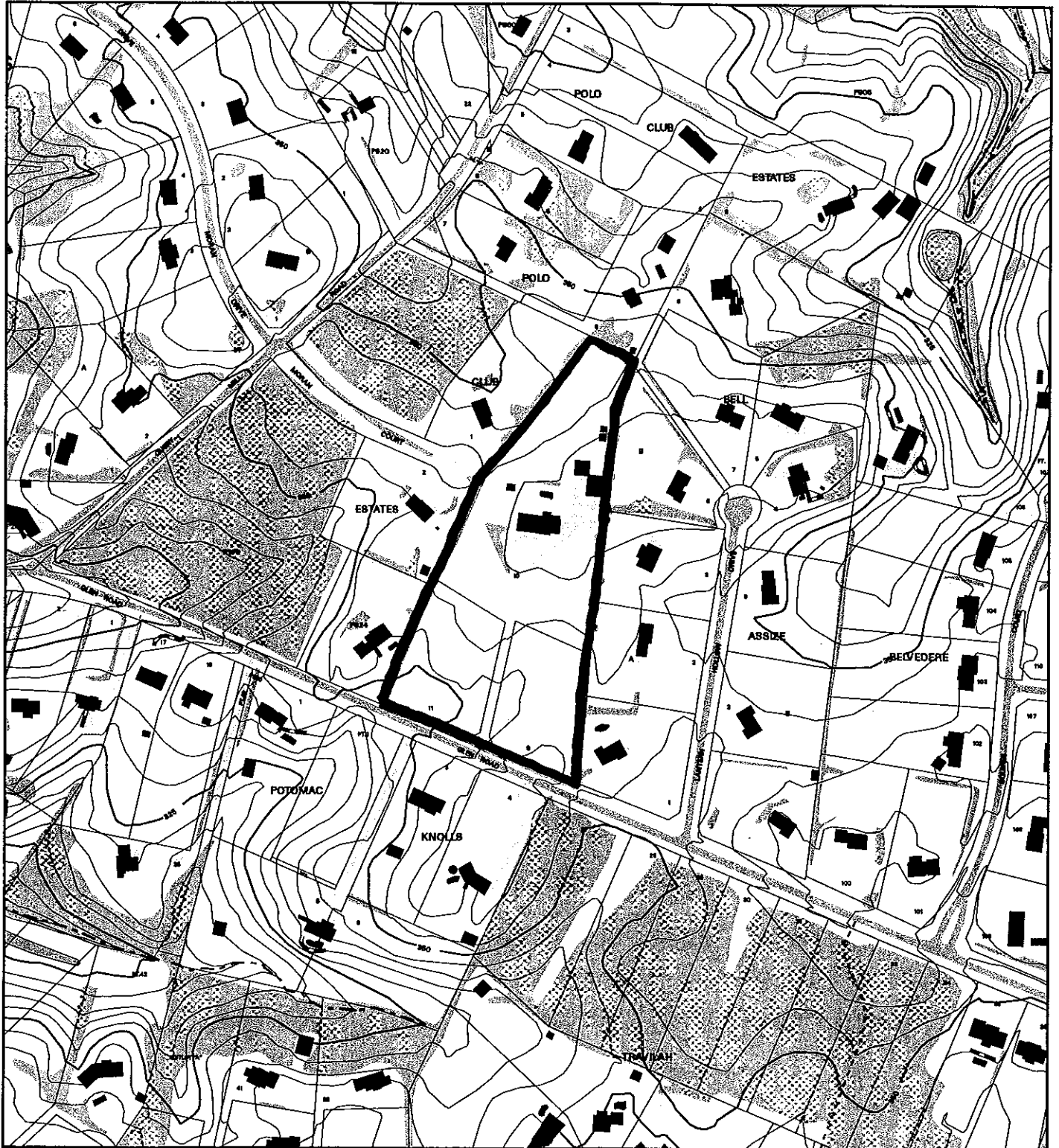


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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3750

VICINITY MAP FOR
POLO CLUB ESTATES (1-02091)

II



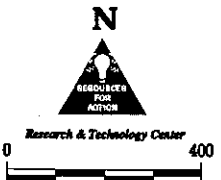
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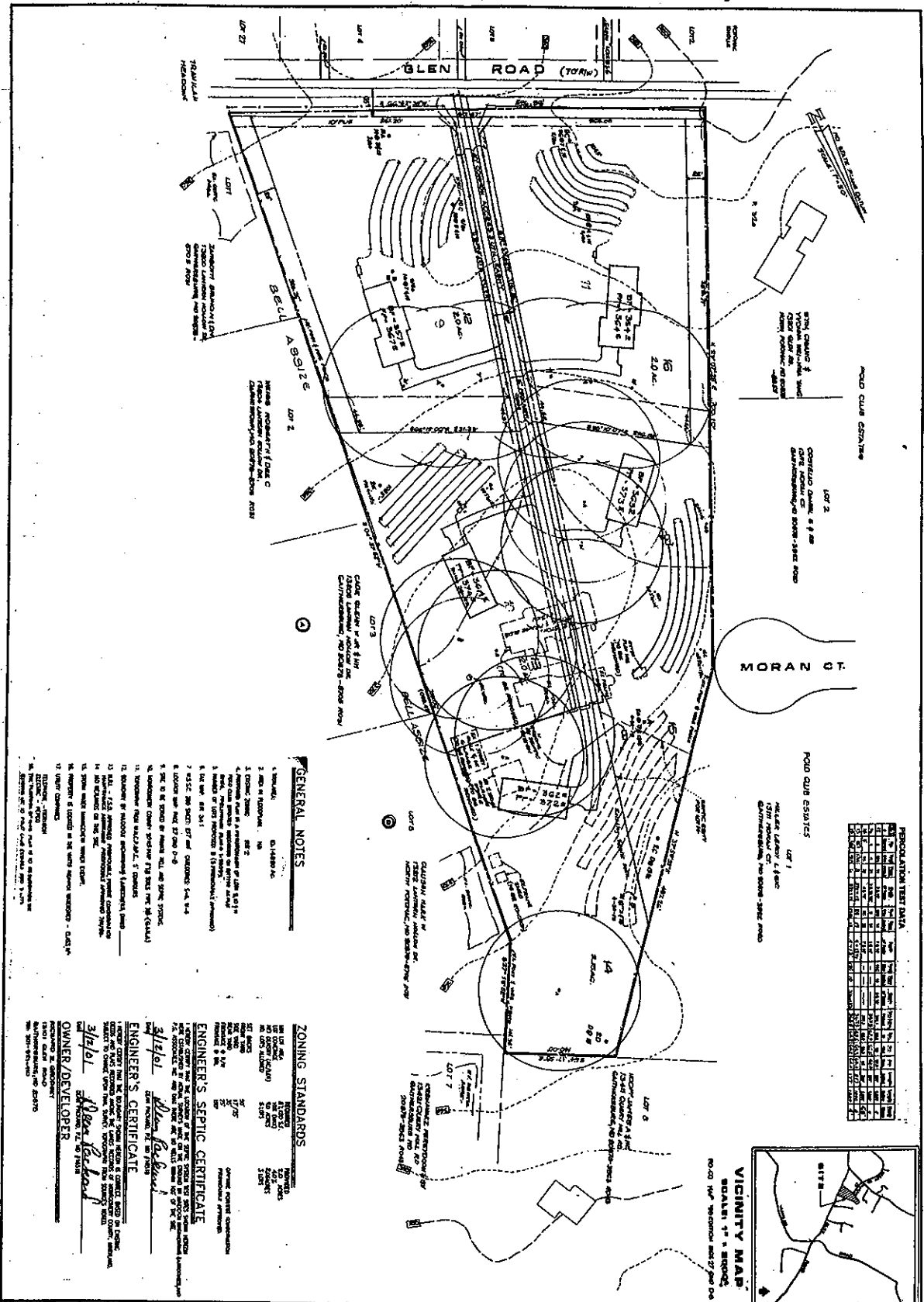
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 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-0760



PERCOLATION TEST DATA

LOT	NO.	DATE	TIME	DEPTH	WATER	TEMP.	SOIL	REMARKS
1	1	10/15/68	10:00	12"	12"	55°	S	
1	2	10/15/68	10:30	12"	12"	55°	S	
1	3	10/15/68	11:00	12"	12"	55°	S	
1	4	10/15/68	11:30	12"	12"	55°	S	
1	5	10/15/68	12:00	12"	12"	55°	S	
1	6	10/15/68	12:30	12"	12"	55°	S	
1	7	10/15/68	1:00	12"	12"	55°	S	
1	8	10/15/68	1:30	12"	12"	55°	S	
1	9	10/15/68	2:00	12"	12"	55°	S	
1	10	10/15/68	2:30	12"	12"	55°	S	
1	11	10/15/68	3:00	12"	12"	55°	S	
1	12	10/15/68	3:30	12"	12"	55°	S	
1	13	10/15/68	4:00	12"	12"	55°	S	
1	14	10/15/68	4:30	12"	12"	55°	S	
1	15	10/15/68	5:00	12"	12"	55°	S	
1	16	10/15/68	5:30	12"	12"	55°	S	
1	17	10/15/68	6:00	12"	12"	55°	S	
1	18	10/15/68	6:30	12"	12"	55°	S	
1	19	10/15/68	7:00	12"	12"	55°	S	
1	20	10/15/68	7:30	12"	12"	55°	S	
1	21	10/15/68	8:00	12"	12"	55°	S	
1	22	10/15/68	8:30	12"	12"	55°	S	
1	23	10/15/68	9:00	12"	12"	55°	S	
1	24	10/15/68	9:30	12"	12"	55°	S	
1	25	10/15/68	10:00	12"	12"	55°	S	

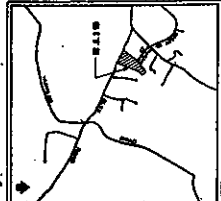
GENERAL NOTES

1. GENERAL NOTES
2. SEE PLANS FOR DETAILS
3. SEE PLANS FOR DETAILS
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22. SEE PLANS FOR DETAILS
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25. SEE PLANS FOR DETAILS

ZONING STANDARDS

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM AND ALL OTHER DETAILS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE DISTRICT OF COLUMBIA AND THE COUNTY OF MONTGOMERY, MARYLAND.
 ENGINEER'S SIGNATURE: [Signature]
 DATE: [Date]

VICINITY MAP
 SCALE: 1" = 800'



<p>PRELIMINARY SITE PLAN POLO CLUB ESTATES LOTS 1 thru 12 DARNESTOWN ELECTION DISTRICT NO. 6 MONTGOMERY COUNTY, MARYLAND</p>		<p>P.G. ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS 354-A HUNGERFORD DRIVE ROCKVILLE, MARYLAND 20850 PHONE (301) 369-1361</p>	
<p>D.P. SHEET 1 OF 1</p>	<p>DATE</p>	<p>DESCRIPTION</p>	<p>BY</p>

Comparable Lot Data Table

Ranked By Lot Area Polo Club Estates

Lot #	Block	Frontage	Alignment	Size sq. ft.	Shape	Width	Lot Area
8		27	perpendicular	87,373	irregular	180	34,838
14		25	perpendicular	87,120	irregular	195	43,200
1	A	corner	square	87,124	square	270	45,870
13		25	perpendicular	87,120	irregular	195	46,121
16		25	perpendicular	93,654	irregular	190	49,075
6		none	horizontal	105,562	irregular	400	51,586
12		236	perpendicular	87,120	trapezoid	245	52,860
2	A	265	perpendicular	87,124	trapezoid	267	55,985
3	A	265	perpendicular	87,124	trapezoid	255	56,424
15		241	perpendicular	87,120	trapezoid	215	56,770
7	A	40	perpendicular	91,276	irregular	150	57,919
4		200	perpendicular	91,173	rectangular	200	61,118
8	A	119	perpendicular	93,615	irregular	150	61,849
3		200	perpendicular	94,000	rectangular	200	63,525
1		220	perpendicular	101,059	irregular	220	64,359
5		none	horizontal	120,610	irregular	380	64,810
2		365	perpendicular	100,449	irregular	335	79,824
6	A	25	perpendicular	141,104	irregular	360	82,092
27		250	perpendicular	141,865	trapezoid	260	102,860

Proposed Lots

12		236	perpendicular	87,120	trapezoid	245	52,860
13		25	perpendicular	87,120	irregular	195	46,121
14		25	perpendicular	87,120	irregular	195	43,200
15		241	perpendicular	87,120	trapezoid	215	56,770
16		25	perpendicular	93,654	irregular	190	49,075