



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 13, 2002

MEMORANDUM

TO: Malcolm Shaneman, Supervisor
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Shahriar Etemadi, Coordinator
Transportation Planning

SUBJECT: Preliminary Plan # 1-88184-A, Silver Spring Metro Center
Phase V, Residential Development

This memorandum is Transportation Planning staff's Adequate Public Facilities (APF) review of the subject application

RECOMMENDATION

Transportation Planning staff recommends the following conditions as part of the requirements related to the approval of this preliminary plan:

1. Limit the development to 223 housing units.
2. Provide 55 feet of right-of-way from the centerline of East-West Highway.
3. Provide an 8-foot combined Class I bikeway and sidewalk along East-West Highway.
4. Enter into an agreement for the common access with the adjacent Silver Spring Square on the southwest side.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: September 13, 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 September 19, 2002.

Attached are copies of plan drawings for Items #10, #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on September 19, 2002. The items are further identified as follows:

Agenda Item #10 - Preliminary Plan 1-03001
Huntington Terrace

Agenda Item #11 - Preliminary Plan 1-02070
Goshen Estates, Parcel 646

Agenda Item #12 - Pre-Preliminary Plan 7-02053
Addition Hollinridge

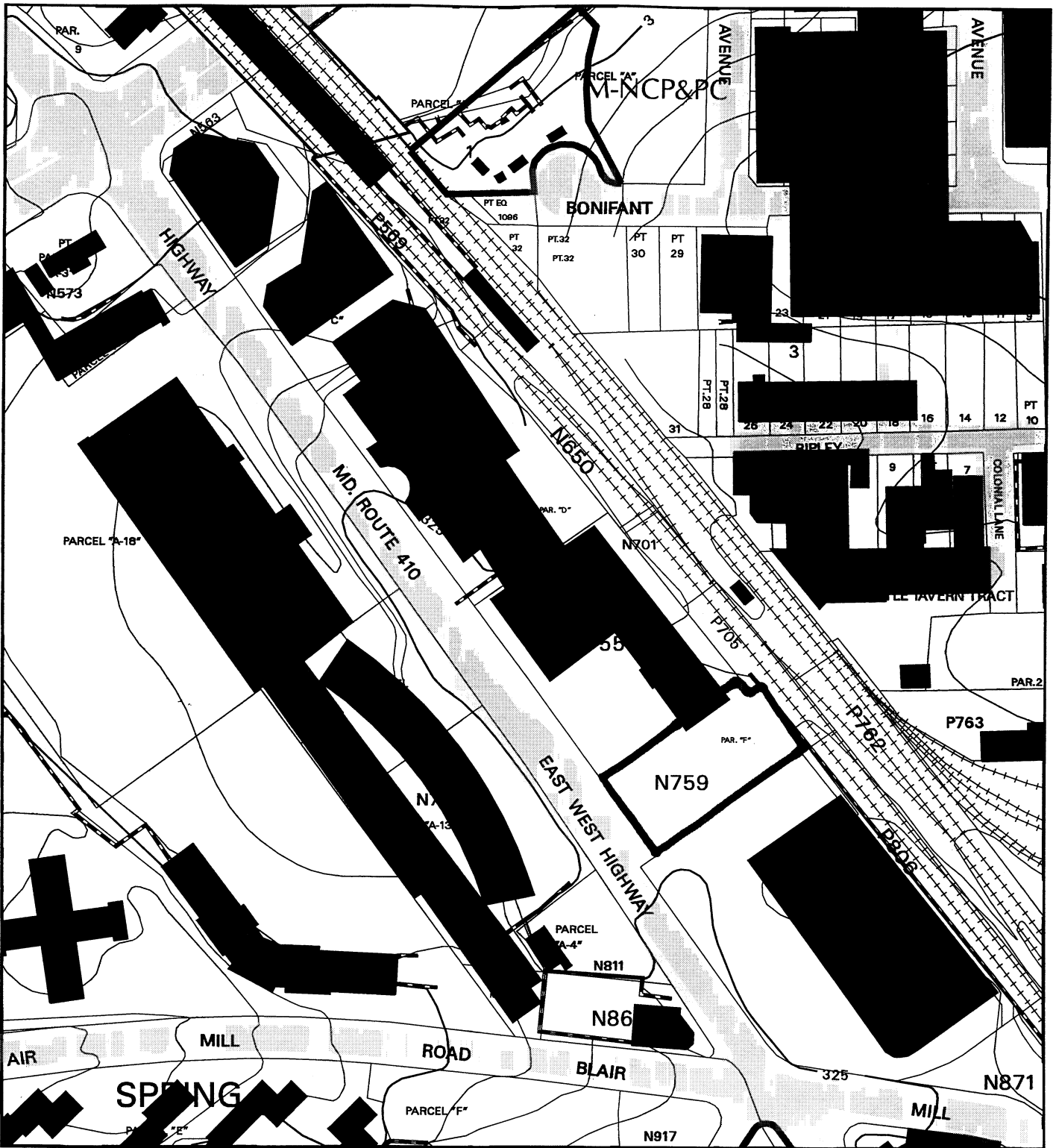
Agenda Item #13 - Preliminary Plan 1-02118
Randolph Farms

Agenda Item #14 - Preliminary Plan 1-03012
Silver Spring Metro Center

Attachment

VICINITY MAP FOR

SILVER SPRING METRO CENTER (1-03012)



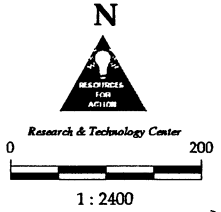
Map compiled on August 29, 2002 at 9:04 AM | Site located on base sheet no - 210NW01

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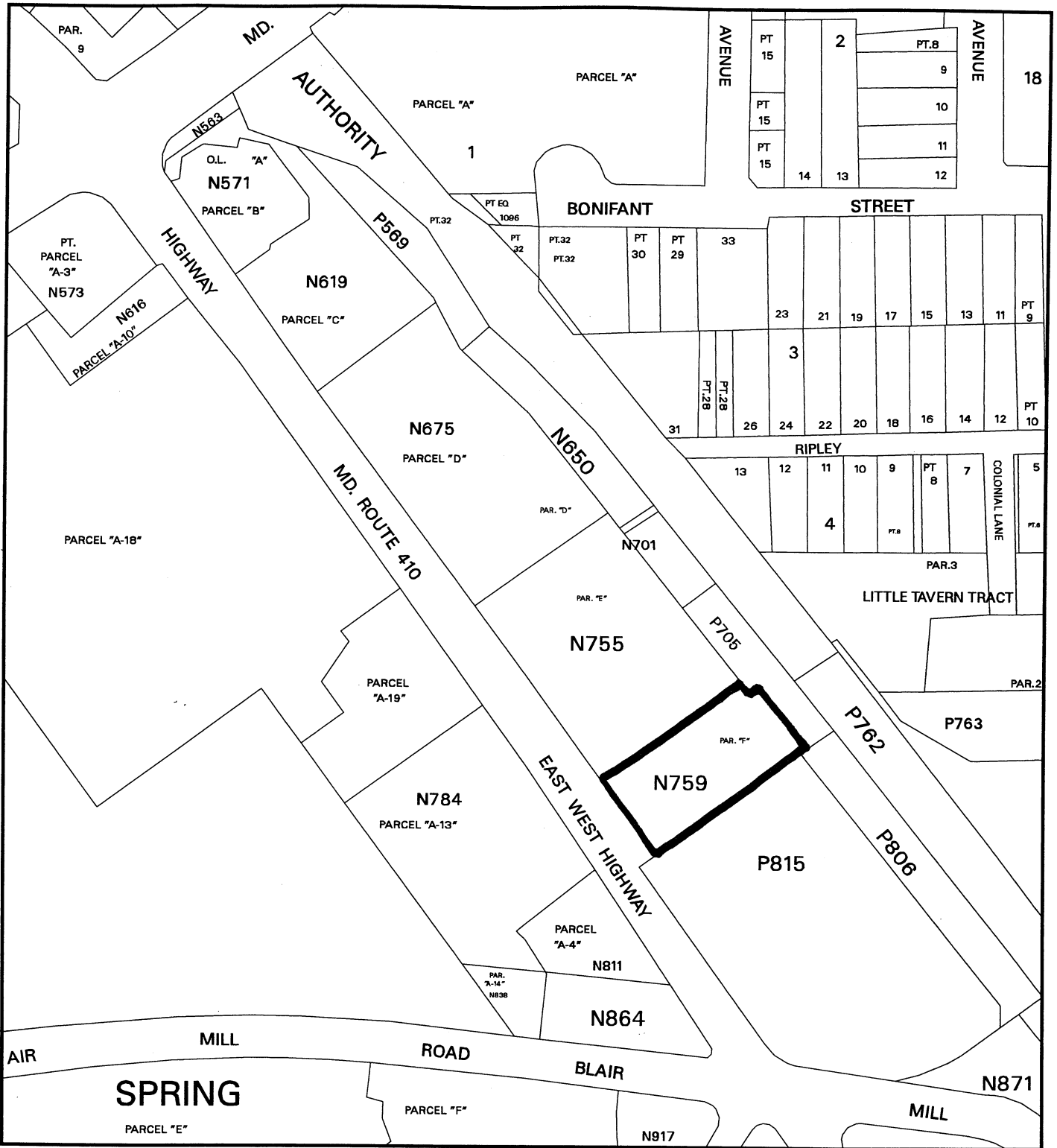
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



VICINITY MAP FOR

SILVER SPRING METRO CENTER (1-03012)



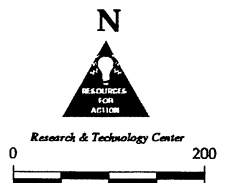
Map compiled on August 29, 2002 at 8:58 AM | Site located on base sheet no - 210NW01

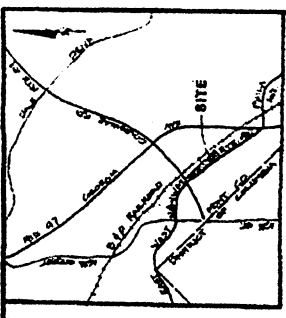
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VICINITY MAP
SCALE: 1"=2000'

- NOTES:**
1. Boundary by actual field survey by Frederick & Sons, Inc. (Survey, 1987).
 2. Property by Frederick & Sons, Inc. (Survey, 1987).
 3. See lines have been placed in accordance with the requirements of Section 204-1.022 and its subsections into the approved project plan.
 4. The number of lots, shown and their configuration is subject to the above and Subdivision of Regulations.
 5. Stippled measurement refers to their quantity of being optional but their quantity will be provided herein for all more details.
 6. The area shown on this plan (shown this plan) is a 10 percent stippled measurement. The area shown on this plan is a 10 percent stippled measurement.
- EXPLANATION:**
1. Amount of this preliminary plan is to create Lots 2, 3, 4, and 5 from the boundary of Parcel 40 (approximately 31,000 sq. ft.) as required to create Lot 2, 3, 4, and 5 (see Plan, 1987, and 1987).
 2. The area shown on this plan is a 10 percent stippled measurement. The area shown on this plan is a 10 percent stippled measurement.

CONTRACT:
Contracting agency: C&S and C&S

ALLOWABLE BUILDING HEIGHTS - PHASE 1-5

USE	HEIGHT
Single Det. Home	35'-0" max
Two-Family (Commercial or R)	35'-0" max
Commercial Building (not allowed)	35'-0" max

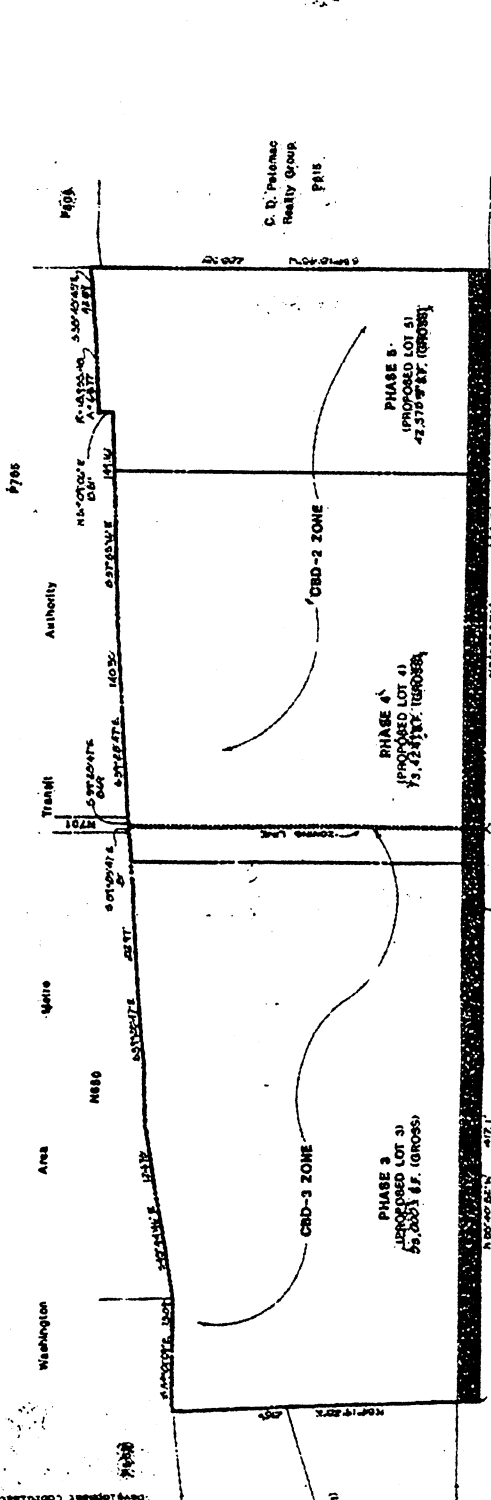
CONCLUSION:
Single Det. Home: 35'-0" max
Two-Family (Commercial or R): 35'-0" max
Commercial Building (not allowed): 35'-0" max

RESULT OF PROPOSED INCORPORATION

USE	HEIGHT
Single Det. Home	35'-0" max
Two-Family (Commercial or R)	35'-0" max
Commercial Building (not allowed)	35'-0" max

REPRODUCTION FOR LOTS 1, 2, 3, 4, 5

LOT	AREA	PERCENTAGE	STATUS
Lot 1	47,375 sq. ft.	100%	100%
Lot 2	73,421 sq. ft.	100%	100%
Lot 3	95,003 sq. ft.	100%	100%
Lot 4	47,375 sq. ft.	100%	100%
Lot 5	73,421 sq. ft.	100%	100%



WEST HIGHWAY
RTE. 410
AREA OF REQUIRED DEDICATION: 70,313 SQ. FT.

