



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 1B**  
**10-4-2018**

**MEMORANDUM**

**DATE:** September 24, 2018

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner  
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

*SJS*  
*JRB*

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for October 4, 2018

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220190650** Son of David Congregation

**Plat Name:** Son of David Congregation  
**Plat #:** 220180650

**Location:** Located on the north side of Norbeck Road (MD 28), 290 feet east of the Intercounty Connector (MD 200)

**Master Plan:** Olney Master Plan

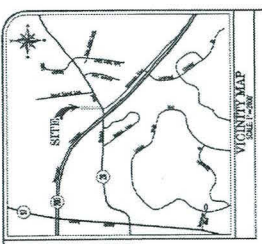
**Plat Details:** RE-2 zone; 1 lot

**Owner:** Son of David Congregation, Inc.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170220 (MCPB Resolution No. 17-089), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.





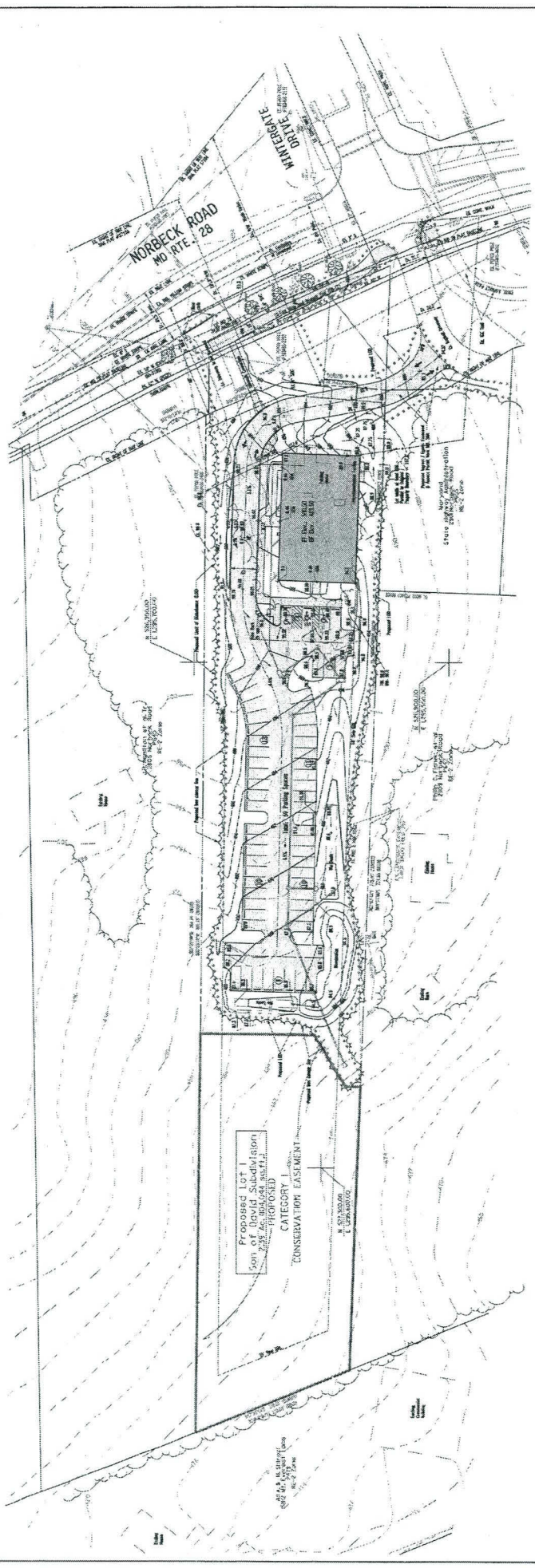
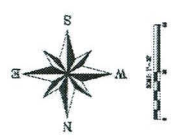


### Site Data

- Zoning: RE-2
- Gross Tract Area: 2.38 Ac. (104,041 sq. ft.) - per boundary survey
- Minimum Lot Area Required: 2.0 Ac.
- Proposed Use: Multi-use site including a freestanding use in the zone
- Number of Lots Proposed: 1
- Public Water and Public Sewer Proposed
- Existing Meter and Sewer Categories: M-1 and S-1
- Watermain: Merchants Branch (State Site IV / IV-2)
- Primary Utility Services: PWD & Washington Gas
- Proposed Meter: 1/2" Street Meter (1" x 1/2")
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### Data Table - RE-2 Zone

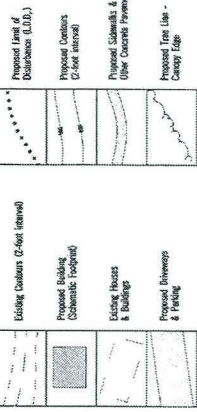
STANDARD	REQUIRED	PROPOSED
Minimum Lot Area	07,120 sq. ft.	104,041 sq. ft.
Minimum Lot Width	150 feet	157 feet
Minimum Front Setback	25 feet	32 feet
Minimum Side Setback	50 feet	50 feet
Minimum Rear Setback	50 feet	50 feet
Minimum Building Height	35 feet	35 feet
Maximum Building Coverage	50%	50%
Off-street Parking	1 space per 100 sq. ft. in the impact category (1 secondary proposed)	59 spaces (58 units maximum)



**Note Required per Preliminary Plan Resolution Condition #14**

Unless specifically noted on this plan drawing or in the Planning Board minutes, the site plan shall be subject to the following conditions:

- The final locations of buildings, structures and landscape illustrative. The final locations of buildings, structures and landscape will be determined at the time of issuance of building permits.
- Please refer to the zoning code for development standards such as building restriction lines, building height and lot coverage for each lot.



### General Notes

- Topographic and surface reference data is from a topographic survey prepared by Site Solutions, Inc., in 2014.
- The building footprints shown on the Preliminary Plan are illustrative only. Final building footprints will be determined at the time of issuance of building permits. Final building footprints shall be subject to the approval of the Planning Board.
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Prepared by: **Site Solutions, Inc.**  
 1800 Annapolis Drive, Suite A  
 Annapolis, Maryland 21403  
 Phone: 410-293-7878 Fax: 410-293-7879  
 Website: www.site-solutions.com

Owner: **Son of David Congregation, Inc.**  
 2815 Northwood Blvd  
 Silver Spring, MD 20906

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**C.P.P. SHEET 2 of 9**

DATE: FEB 5 2015  
 TIME: 10:00 AM  
 SCALE: 1" = 30'

**PRELIMINARY PLAN**  
**SON OF DAVID CONGREGATION**  
 2815 NORTHWOOD BLVD / Paved Use, 1st Map 10522  
 PLANNING BOARD CASE # 14-0000000000  
 ANNE ARUNDEL COUNTY, MARYLAND



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