

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Bridget Hill-Zayat**



**Council Member Conor Crimmins
Council Member Duane Rollins**

**Agenda
Development Review Board
Wednesday, June 19th, 7:00 pm
Map Room, 2nd Floor at Town Hall**

Committee Chair: Darin Bartram and Conor Crimmins

- Please provide Minutes for the Meeting

Committee Members: Martha Deale; Mike Henehan; Mark Hudson; Leslie Maxam; and TJ Monahan

County Planning Liaisons: Patrick Butler and Carrie Sanders

Call to Order

Old Items

1. **Knowles Station Townhome Project (10509 Summit Avenue)** – The Developers for the proposed Knowles Station Townhome project will present a revised preliminary site plan.

Adjourn

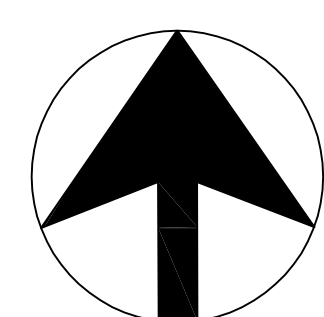
ELECTRONIC SIGNATURE

- SHEET INDEX**
- SHEET 1 - COVER PAGE**
 - SHEET 2 - APPROVALS / PRELIMINARY PLAN RESOLUTION**
 - SHEET 3 PRELIMINARY PLAN DRAWING**

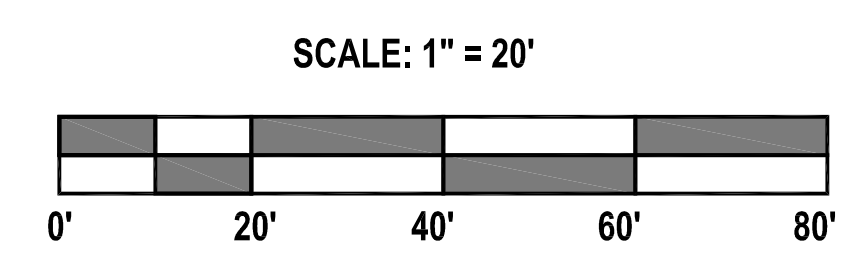
PRELIMINARY PLAN

"Lauraner Knowles Estate at Knowles Station Metropolitan Branch B&O RR"

Preliminary Plan 120190080



VICINITY MAP
1" = 1200'



- GENERAL NOTES**
- THE SITE AREA IS 36409 SF OR 0.8358 ACRES.
 - THE SITE IS LOCATED ON WSSC MAP 213NW04.
 - THE SITE IS LOCATED ON TAX MAP GRID HP343.
 - THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP #HP343 WITH TAX ACCOUNT NO'S 13-01023917, 13-01023906, 13-01023894, 13-01482176, AND 13-01022822.
 - THE SUBJECT PROPERTY IS ZONED "CRT-1.50", "Commercial Residential Town" C-1.0, R-0.5, H-60 Height 60'
 - BOUNDARY AND TOPOGRAPHIC SURVEY WAS CONDUCTED BY THOMAS A. MADDOX, PROFESSIONAL LAND SURVEYOR ON AUGUST 23, 2018.
 - THE SUBJECT PROPERTY IS PROPOSED TO BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER CATEGORIES W-1 AND S-1, RESPECTIVELY.
 - NRI/FSD NO. 42019044E WAS APPROVED 10/3/2018.
 - BUILDING HEIGHT MEASUREMENT POINT IS ESTABLISHED BY AVERAGE GRADE FOR EACH TOWNHOUSE AND WILL BE CONFIRMED WITH BUILDING PERMIT SITE PLAN.
 - WATERSHED - ROCK CREEK, SUBWATERSHED - LOWER ROCK CREEK MARYLAND WATER USE CLASS 1.
 - PROPERTY TO BE DEVELOPED IN PHASES.
 - FINAL GFA OF THE UNITS WILL BE DETERMINED AT BUILDING PERMIT PROVIDED THAT THE TOTAL RESIDENTIAL DENSITY WILL NOT EXCEED 25,243 SF.
 - NO SIGNALIZATION IMPROVEMENTS, PEDESTRIAN OR TRAFFIC, NOR BIKE FACILITIES ARE PROPOSED ON THIS PLAN.
 - APPLICANT OR ANY SUCCESSOR IN INTEREST, SHALL BE ABLE TO REDUCE ITS TRANSPORTATION IMPACT TAXES ON A ONE FOR ONE BASIS FOR ACTUAL TRANSPORTATION IMPROVEMENTS CONSTRUCTED THAT ARE SHOWN ON THIS PLAN, INCLUDING THE BUS STOP, STRIPING, SIGNAGE, SIDEWALKS IN THE RIGHT OF WAY (NOT TO INCLUDE LEAD WALKS OR ONSITE SIDEWALKS), CURB AND GUTTER, ASPHALT WORK, AND STORM WATER INLETS.



LEGEND

PARCEL LINE WITH BEARING & DISTANCE	---
EX. / PROP. EASEMENT	---
PROPOSED CONTOUR	---
EX. CONTOUR	---
ELECTRIC LINE & MANHOLE	---
GAS LINE AND MANHOLE	---
SEWER LINE AND MANHOLE	---
WATER LINE AND MANHOLE	---
UNDERGROUND	---
LIMITS OF DISTURBANCE	---
EX. TREE	---
PROP. BUILDING	---
EX. CHAINLINK FENCE	---
EX. WOOD FENCE	---
EX. OVERHEAD WIRE	---
EX. UTILITY POLE	---
PROP. CONC. WALK	---
PROP. PERMEABLE PAVERS	---
EX. / PROP. ASPH. PAVT.	---

Summary of Areas

1 Existing Parcel	36409
2 Area of SHA Dedication	1707
3 Area of Summit Ave Dedication	1143
4 New Parcel Total Area	33559
5 Lot 70	1080
6 Lot 71	864
7 Lot 72	864
8 Lot 73	1188
9 Lot 78	1771
10 Lot 79	1453
11 Lot 80	1015
12 Lot 81	955
13 Lot 82	1155
14 Lot 83	907
15 Lot 84	932
16 Lot 85	1244
HOA Parcel "A"	7962
HOA Parcel "B"	3731
Outlot 1	3024
Outlot 2	5414
SUBTOTAL of Lots 70 to 73, Lots 78 to 85, HOA Parcels 20 "A" & "B", and Outlots 1 & 2	33559

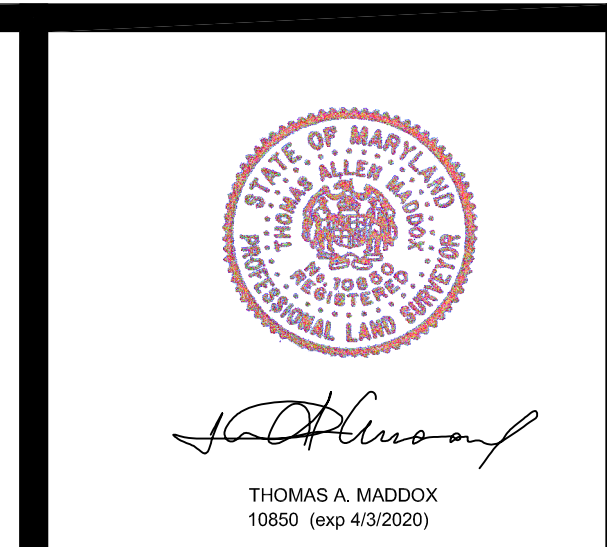
Property Description	Lots 15, 17, 19 and Parts of Lots 21, 23, & 25
Zoning	CRT-1.5 C-1.0 R-0.5 H-60
Gross Tract Area Tabulation	SF Acres
Existing Net Lot Area	36,409 0.836
Plus dedication for Summit Ave. per Plat Book A, Plat 18	8,427 0.193
Plus dedication for Knowles Ave. per SHA Plat 272	5,649 0.130
Gross Tract Area	50,485 1.159
Net Lot Area Tabulation	SF Acres
Existing Net Lot Area	36,409 0.836
Less proposed dedication for Summit Ave.	1,143 0.026
Less proposed dedication for Knowles Ave.	1,707 0.039
Proposed Net Lot Area	33,559 0.771
Allowable Development	FAR SFT
Residential	0.50 25,243
Commercial	1.00 50,486
CRT Zone Maximum Total Density Allowed	1.50 75,728
Proposed Development - 12 Units	FAR SFT
Residential Townhouse - 12	0.50 25,243
Total Proposed FAR	0.50 25,243
Building Height	Maximum Proposed
CRT-1.5 C-1.0 R-0.5 H-60	60' 50'
Open Space (Zoning Ordinance § 59.6.3.2)	Required Proposed
Common Open Space (% of Net Lot Area)	10.00% 11.1%
Common Open Space (Square Feet)	3,356 3,731
Parking (Zoning Ordinance § 59.6.2.4)	Metric Required Proposed
Townhouse (Reduced Parking Area)	1/Du 12 29
Proposed Parking Breakdown	
On Street Parking	5
Garage Parking Per Unit	2 12 24
Total Min. Proposed	29
Building Setbacks (Zoning Ordinance § 59.4.5.3.C.3)	Minimum Proposed
Front	5' 5'
Side (end unit)	2' 2'
Side (between lot and site boundary)	4' 4'
Side (street)	5' 5'
Rear (alley)	4' 4'

PRELIMINARY PLAN - COVER SHEET EXHIBIT
SCALE: 1" = 20'

Revisions

- Revised per staff comments 3-28-2019
- Revised per staff comments 5-9-2019
- Revised for Planning Board Hearing 6-11-2019

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.
THOMAS A. MADDOX No. 10850
EXPIRATION DATE APRIL 3, 2020.



THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
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PRELIMINARY PLAN - COVER PAGE
"Lauraner Knowles Estate at Knowles Station
Metropolitan Branch B&O RR"
Lots 15, 17, 19, Parts of Lots 21, 23, & 25
10509 SUMMIT AVENUE
KENSINGTON, MARYLAND 20895
Election District No. 13
Montgomery County, Maryland
DATE: SEPTEMBER 2018
SHEET 1 OF 3

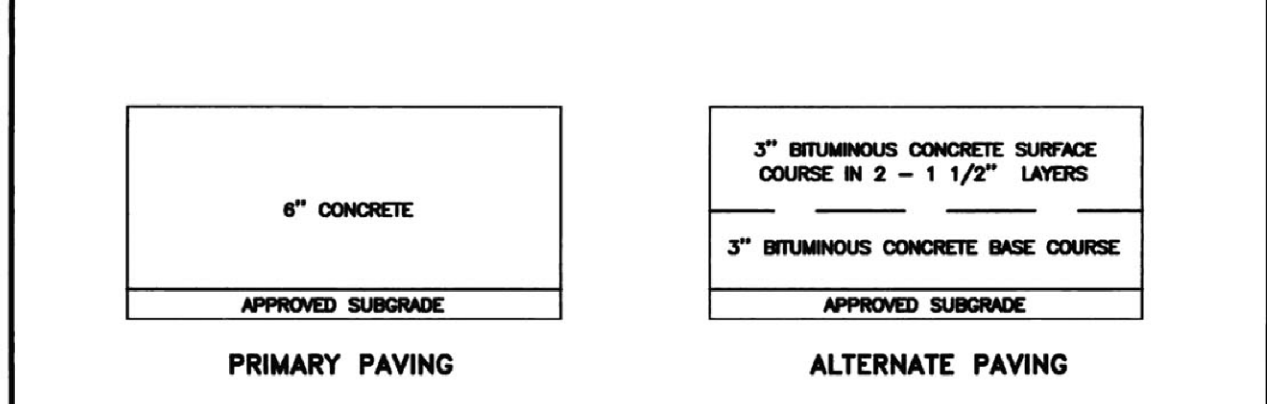
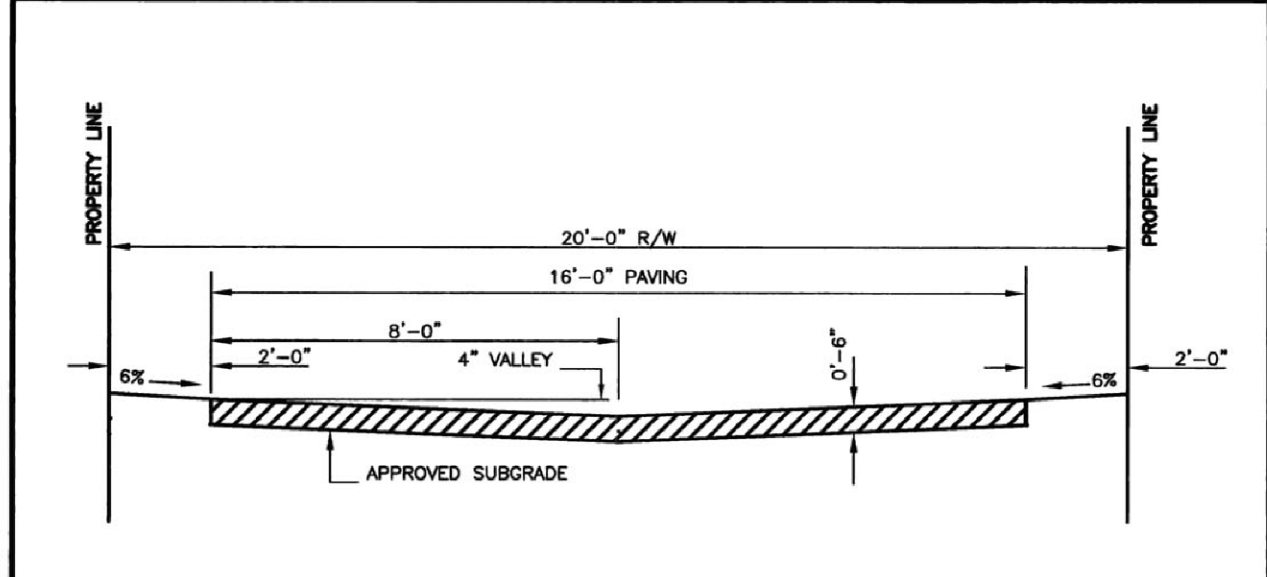
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www.oipengineering.com

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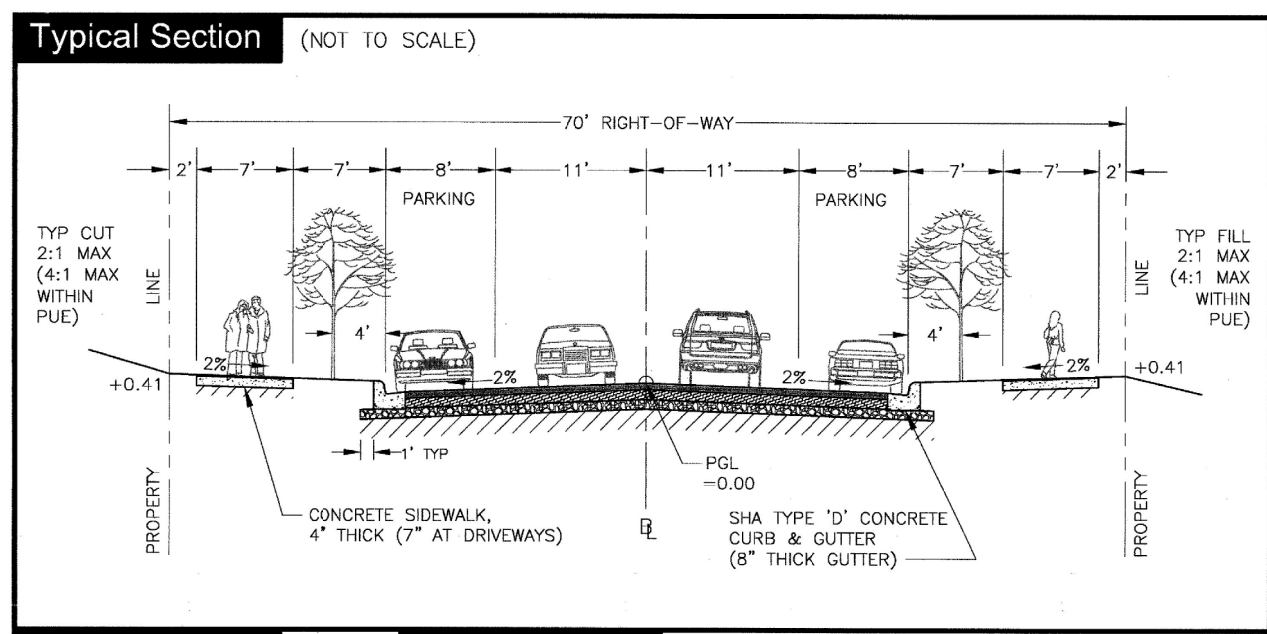
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GENERAL NOTES

- REFER TO MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
- EXPANSION JOINT MATERIAL SHALL HAVE A MAXIMUM LONGITUDINAL SPACING OF 100 FEET. THE MATERIAL SHALL BE 1/2" HIGH PERFORMED CORE, TRIMMED AND SEALED WITH NON-STAINING, TWO-COMPONENT POLYSULFIDE OR POLYURETHANE ELASTOMERIC TYPE SEALANT COMPLYING WITH ASTM-C880.
- SEAL THE CONCRETE TO A DEPTH OF 1/2" THE SLAB THICKNESS TO PROVIDE WEATHERED PLANE TRANSVERSE JOINTS AT 10'-0" MAXIMUM INTERVALS.

APPROVED 14 APR 06
 REVISOR 06/24/06
 MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
 RESIDENTIAL ALLEY (PRIVATE)
 STANDARD NO. MC-200.01



Paving Detail

Design Data	Geometric Design	Superlevation Distribution	Max Grade
3" BITUMINOUS CONCRETE SURFACE (TWO EQUAL LAYERS)	25'	NONE (-2% MAX)	8%
3" BITUMINOUS CONCRETE BASE	30'	NONE (-2% MAX)	8%
3" GRADED AGGREGATE BASE (TWO EQUAL LAYERS)	35'+	NONE (-2% MAX)	8%

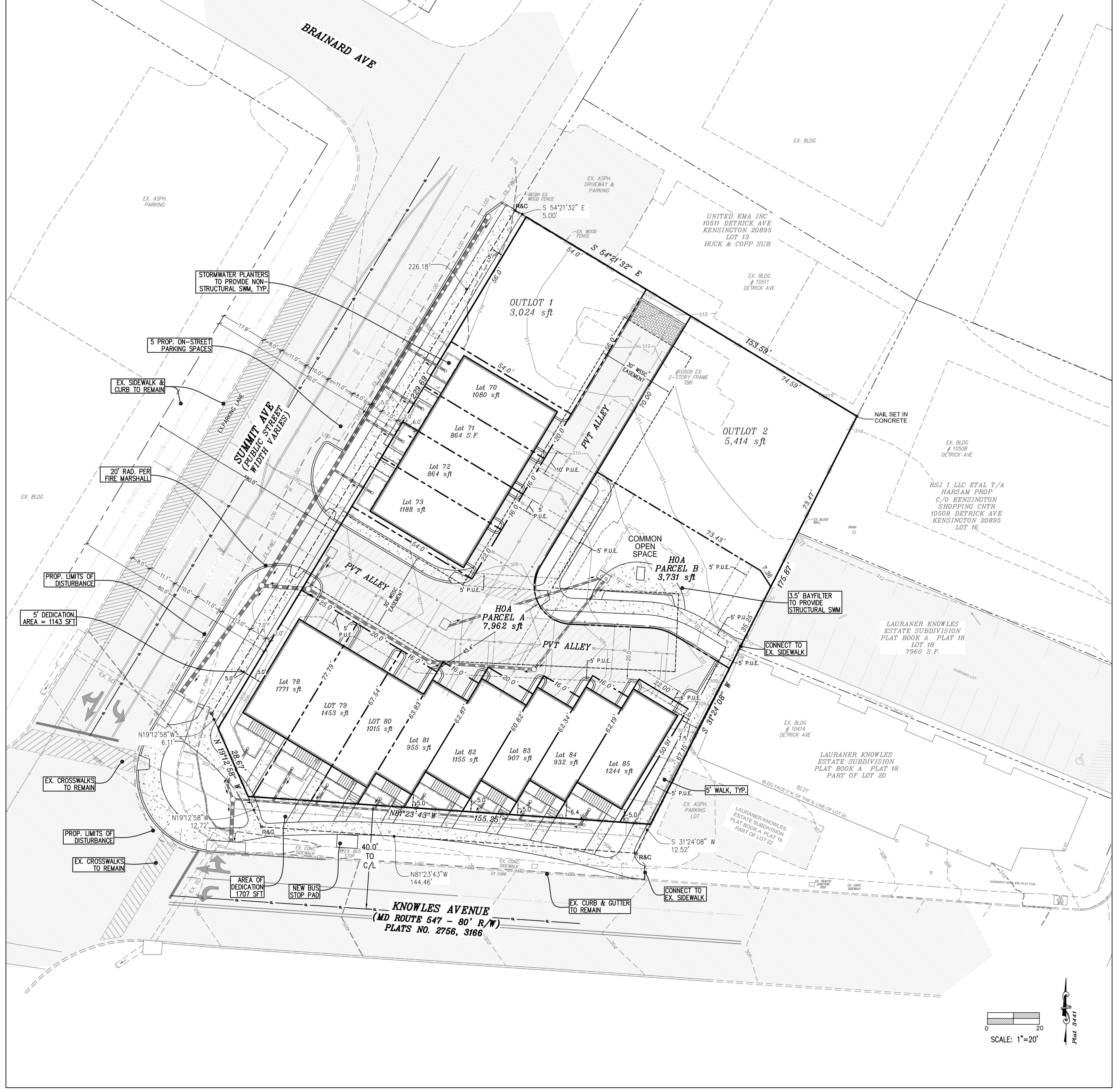
* MIN ALLOWABLE RADIUS = 300'
 ** SUBURBAN OR RURAL ONLY

General Notes

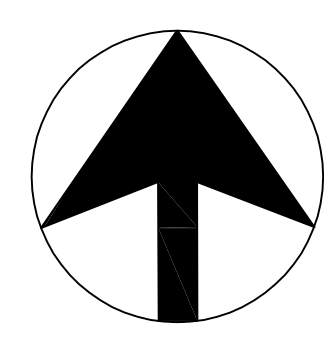
- LATEST EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION SPECIFICATIONS SHALL APPLY FOR MATERIALS AND METHODS OF CONSTRUCTION.
- PUBLIC UTILITY EASEMENTS (PUE) ARE SUBJECT TO "DECLARATIONS OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AS LIBER 3834, FOLIO 437 IN THE LAND RECORDS OF MONTGOMERY COUNTY.
- STANDARD ELEVATION AT PROPERTY LINE, RELATIVE TO PGL, SHALL NOT VARY AT DRIVEWAYS.
- PAVING DETAIL DEPICTS THE MINIMUM REQUIRED SECTION. IF SUFFICIENT SUBGRADE SUPPORT IS NOT ASSURED, AN ENGINEERED PAVING DESIGN USING SHA METHODOLOGY WILL BE REQUIRED.
- NOTE THAT WITHIN A GIVEN CONTEXT, THIS STANDARD MAY NEED TO BE MODIFIED TO PROVIDE ADDITIONAL REQUIRED FEATURES SUCH AS MASTER PLANNED DRIVEWAYS, AUXILIARY LANES AT INTERSECTIONS, OR STORMWATER MANAGEMENT FACILITIES. ADDITIONAL RIGHT-OF-WAY MAY BE NECESSARY TO ACCOMMODATE SUCH FEATURES.
- SELECTION OF APPROPRIATE TARGET SPEED (EQUAL OR SLIGHTLY LESS THAN DESIGN SPEED) IS SUBJECT TO COUNTY REVIEW AND APPROVAL. APPROVED TARGET AND DESIGN SPEEDS MUST APPEAR ON CONSTRUCTION DRAWINGS.
- ALL UNPAVED AREAS WITHIN THE LIMITS OF DISTURBANCE SHALL BE STABILIZED WITH ESTABLISHED GRASS TURF OR APPROVED LANDSCAPING.
- STREET TREES OF APPROVED TYPE, SIZE AND SPACING SHALL BE PLANTED AT LOCATIONS SHOWN.

STANDARD DEVELOPED AND IMPLEMENTED IN CONFORMANCE WITH COUNCIL RESOLUTION 18-809 ADOPTED DEC. 9, 2008
 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
 BUSINESS DISTRICT STREET
 2 LANES WITH PARKING ON BOTH SIDES
 STANDARD NO. MC-2005.02

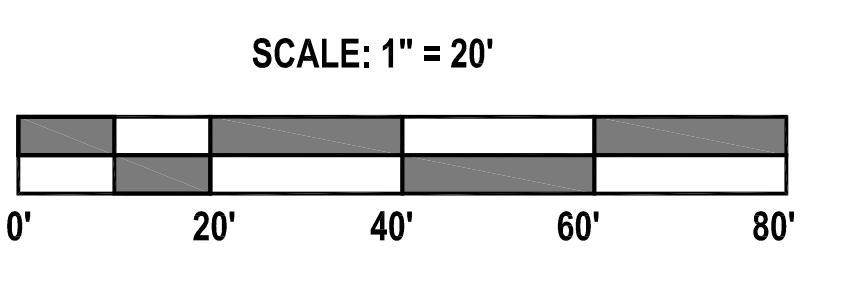
SUMMIT AVENUE TO BE MODIFIED STD NO. 2005.02 AS APPROVED BY MC DOT



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 SCALE: 1" = 20'



VICINITY MAP
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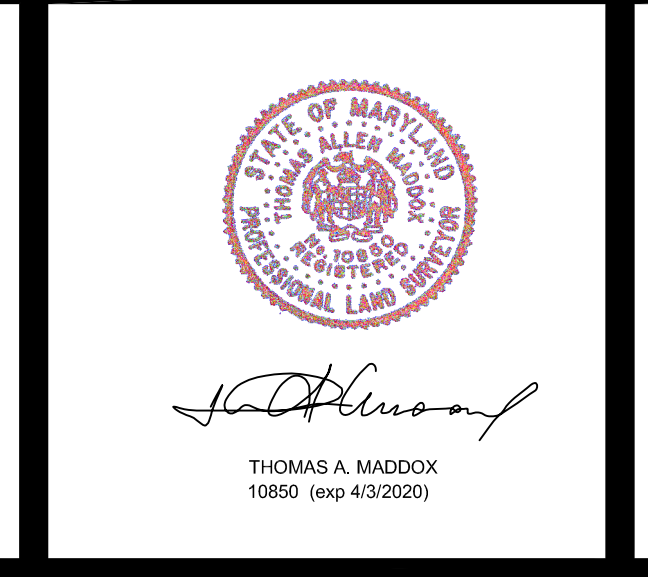
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