

Area # 2



Development Review Division
Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Effective: October 29, 2009

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

www.montgomeryplanning.org

Phone 301.495.4595
Fax 301.495.1306

PRELIMINARY PLAN APPLICATION

Initial Application Final Application Revised Application Amendment

File Number	1 1984186A	Fee (attach worksheet)	✓ Limited \$ 2500.00
Date Application Received	6/13/2012	Fee Received by	Ab
NR1/FSD File No., if applicable	4 20053690	DRC Meeting Date	8/23/12
		MCPB Hearing Date	

An application will not be accepted for review unless all required information and fees are provided. If an item requires more space, attach a separate sheet.

Preliminary Plan Name (Subdivision): Hanover Shady Grove (AKA - Shady Grove Exec. CTR) Acres 6.92 Sq. ft. 301,435

200 scale Base Map # 220NW09 Tax Map # FS561 Special Protection Area Not within SPA
Property Tax Account Number(s) associated with the plan (8 digits)

A. 03234473 B. 03384475 C. _____ D. _____ E. _____
F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On Research Boulevard, 575 feet east of Omega Drive
Street Name (N,S,E,W etc.) Nearest Intersecting Street
B. _____ quadrant, intersection of _____ and _____
(N,S,E,W etc.) Street Name Street Name

Subdivision Information: (Complete either C, if located within a recorded subdivision, or D)

C. Lot _____ Block _____ Subdivision _____
D. Parcel N145 Liber 6132 Folio 175; Parcel N234 Liber 19902 Folio 045; Parcel _____ Liber _____ Folio _____
Parcel R-R Parcel T-T

Applicant Owner, Owner's Representative, or Contract Purchaser - check applicable; written verification required if not the owner.)

Hanover R.S. Limited Partnership Adam Harbin
Name Contact Person
5847 San Felipe, Suite 3600
Street Address
Houston TX 77057
City State Zip Code
(301) 718-2100 (713) 580-2260 aharbin@hanoverco.com
Telephone Number ext. Fax Number E-mail

Owner (If Applicant is a representative or contract purchaser, list owner here)

Shady Grove Investors I, LLC & Shady Grove Investors II, LLC John Wilkinson
Name Contact Person
3 Bethesda Metro Center, Suite 610
Street Address
Bethesda MD 20814
City State Zip Code
(301) 718-0800 (301) 718-9444
Telephone Number ext. Fax Number E-mail

RECEIVED
M-NCPPC
APR 30 2012
MONTGOMERY COUNTY
PLANNING DEPARTMENT

Engineer or Surveyor

Loiederman Soltesz Associates K.C. Reed
 Name Contact Person
 2 Reseaching Place, Suite 100
 Street Address
 Rockville MD 20850
 City State Zip Code
 (301) 948-2750 (301) 948-9067 kreed @lsassociates.net
 Telephone Number ext. Fax Number E-mail

Attorney

Linowes & Blocher Scott Wallace
 Name Contact Person
 7200 Wisconsin Ave, 8th Floor
 Street Address
 Bethesda MD 20814
 City State Zip Code
 (301) 961-5124 (301) 654-2801 swallace@linowes-law.com
 Telephone Number ext. Fax Number E-mail

Development Information: (See attached Submission Requirements, section 5)

Method of Development: Standard Cluster MPDU TDRs, # _____ Other _____

Attach separate sheet with TDR serial numbers (example 10-6222)

Zoning	Overlay Zone	Acres	Development Type Code	Existing/Previously Approved Resid'l du/Comm'l sf	Retained Resid'l du/Comm'l sf	Proposed Resid'l du/Comm'l sf	*	MPDU du	Other Affordable Housing du	Age Restricted Housing du	Senior Housing du	# of Lots	# of Out-lots
CR 1.5		6.92	GR	0	0	367		50				2	
			OF	920371	920371	920371							
			HT	65688	65688	65688							
Amendment: Request to modify the existing conditions of approval to convert approved OF OF OFFICE INTO Residential. Includes A NEW APF TEST FOR TRAFFIC # SCHOOLS AND REQUEST A WAMER TO PERMIT A STRUCTURE TO CROSS A LOT LINE OF 975000 975000 975000													
Total plan acres		6.92	Total Resid'l	0	0	367	0	50	0	0	0	2	0
			Total Comm'l	1961059	1961059	1961059						0	0
* Maximum number of dwelling units (du) allowed by zoning ↑ (make only 1 entry per zone)													

Areas Dedicated to Public Use:

Road ROWs	Other ROWs	Schools	Parks	Other	Total
					0.00

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Zoning case (attach Council resolution) Date granted ___/___/___ Case No. G- _____

Special Exception Case No. ___-___ Variance: Case No. A- _____

Pre-Application Submission Name: _____ File Number 7- _____

Project Plan Name: _____ File Number 9- _____

Preliminary Plan Name: Shady Grove Executive Center File Number 1- 19861860R

Site Plan Name: Shady Grove Executive Center Building 7 File Number 8- 1987011C +D

If resubdivision of recorded lots, enter M-NCPPC record plat book & page _____

Describe the nature of the amendment or revision, if applicable. (Note: This form applies only to full plan amendments.) Attached

[Empty box for describing the amendment or revision]

Is this preliminary plan being reviewed concurrently with? Project Plan 9- _____ or Site Plan 8- 20120090

Has the applicant had any pre-submission meetings with M-NCPPC staff? Yes No

Name of Staff: _____ Date of meeting(s): _____ (Submit minutes)

Is this preliminary plan being reviewed as a "Green Tape" project for affordable housing? Yes No

Is the property in the Locational Atlas and Index of Historic Sites? Yes No

Is the property in the Master Plan for Historic Preservation? Yes No

Is the property in an incorporated municipality? Yes, _____ No

Is the property in a special taxing district? Yes, _____ No

Is the property within a school cluster in moratorium under the current Annual Growth Policy? Yes No
If yes, which one? _____

Waiver(s) requested, if any Yes, Section 50-20(b) pursuant to 50-38 No

(Identify code section and address in the Statement of Justification) Justification attached

Legal restrictions on property not shown on plan, if any (See Submission Requirements, section 4.17)

[Empty box for legal restrictions]

*MNCPPC does not enforce private easements or any other private legal agreements, but they should be noted as part of the application.

Existing Sewer and Water Categories:

Existing Service Category: Sewer S-1 Water W-1

Pending Service Category: Sewer _____ Water _____

Proposed Sanitary Systems: Public Water Public Sewer Well Septic

Applicant hereby certifies that he/she is the sole owner of the subject property, is otherwise legally authorized to represent the owner(s) (written verification provided), or is a contract purchaser authorized to submit this application by the property owner (written verification provided). Applicant hereby acknowledges that the 60-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulation, will not commence until final plan drawings and all supporting information necessary for a decision on the subject application is provided to the Montgomery County Department of Planning so that it can be referred to the appropriate agencies for final comment.

Signature of Applicant (Owner, Owner's Representative or Contract Purchaser)

Kathy K. Binford

4-23-12

Signature

Date

**KATHY K. BINFORD
VICE PRESIDENT**

Name (Type or Print)

	No. Copies	Engineer/ Surveyor	M - NCPPC Staff
3.13 For sites other than single-family dwellings, identify uses proposed with dimensions and areas of each site, with interior drives and access shown.....			
3.14 Existing/proposed wells (with well arcs) and septic areas on-site and within 100' of property boundary.....			
3.15 Areas for stormwater management, open space, recreation, forest conservation, trails and sidewalks (on-site).....			
3.16 Existing topography at maximum 5' contour intervals.....			
3.17 Conceptual grading/limits of disturbance.....			
3.18 Staging sequence/development program.....			
3.19 Special requirements for cluster, TDR, and MPDU plans.....			
4. Supporting Functional Information/Drawings:			
4.1 Approved Natural Resources Inventory / Forest Stand Delineation.....	8	Submitted	
4.2 Proposed Forest conservation plan and worksheet or FCP Exemption letter.....	10	Submitted	
4.3 Proposed stormwater management concept (must include a copy of completed SWM application form with MCDPS number).....	12	Submitted	
4.4 Storm drainage area study per MCDPWT requirements, with map showing and labeling upstream watershed.....	12	Submitted	
4.5 Traffic study or traffic operation statement including:			
4.5.1 Local Area Traffic Review/Policy Area Mobility Review.....	8	Submitted	
4.5.2 Circulation, Queuing, and Traffic signal warrant analyses (if necessary).....	8	Submitted	
4.6 Tentative street profiles.....	8	Submitted	
4.7 Sight distance evaluation certification for county and state roads (use county or state forms, as applicable).....	5	Submitted	
4.8 WSSC Preliminary Plan Information Sheet.....	2	Submitted	
4.9 Existing lot layout for residential resubdivisions with delineation of neighborhood, and data table of adjoining lots demonstrating compliance with the resubdivision criteria contained in Section 50-29(b) of the Subdivision Regulations.....	2	Submitted	
4.10 Existing record plat for existing lots being resubdivided under Section 50-29(b) of the Subdivision Regulations.....	2	Submitted	
4.11 Required information for Health Department approval of septic areas.....	5	Submitted	
4.12 Off-site utility connections and other off-site features affecting plan..	5	Submitted	
4.13 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 or required TDRs.....	2	Submitted	
4.14 Draft traffic mitigation agreement if site is located in transportation management district or subject to PAMR trip reduction.....	2	Submitted	
4.15 Composite plan, if preliminary plan includes more than one sheet.....	2	Submitted	
4.16 Minutes from any pre-submission meeting(s) with staff.....	2	Submitted	
4.17 Details regarding legal restrictions on the property.....	2	Submitted	

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included in this application, and that to the best of his/her knowledge, information, and reasonable belief, the information and data are accurate.

Signature of Engineer, Surveyor

W. K. R.
 Signature
 WILLIAM K. REED
 Name (Type or Print)

4/27/12
 Date

THE MERIDIAN GROUP

September 22, 2011

Montgomery County Planning Board
Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20910

Re: Shady Grove Executive Center Property located in Rockville, Maryland and identified as Parcel R-R on Plat No. 20811 and Parcel T-T on Plat No. 22312 (the "Property") – Sketch Plan, Preliminary Plan of Subdivision and/or Site Plan Applications (collectively, the "Applications")

To Whom It May Concern:

Shady Grove Investors I, LLC, as owner of the referenced Parcel T-T, and Shady Grove Investors II, LLC, as owner of the referenced Parcel R-R, hereby authorize and consent to the filing of the Applications by Hanover R.S. Limited Partnership and its authorized representatives ("Developer") for the development of residential uses and associated amenities and infrastructure on the Property. Developer, by and through its authorized representatives, is therefore authorized to execute all necessary forms and documents and submit plans and drawings in furtherance of the Applications.

Thank you.

SHADY GROVE INVESTORS I, LLC

By: Bruce Lane
Name: Bruce Lane
Title: Manager

SHADY GROVE INVESTORS II, LLC

By: Bruce Lane
Name: Bruce Lane
Title: Manager