



Date of Mailing: May 15, 1991

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-89172

NAME OF PLAN: SENECA CROSSING SEC. 1

*See condition 5 for dealing with stockpile*

On 6/23/89, W/L Germantown Assoc. submitted an application for the approval of a preliminary plan of subdivision of property in the R-200/TDR and RE-2/TDR Zones. The application proposed to create 500 lots on 208.81 acres of land. The application was designated Preliminary Plan 1-89172. On 1/31/91 Preliminary Plan 1-89172 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented, the Montgomery County Planning Board finds Preliminary Plan 1-89172 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-89172, subject to the following conditions:

1. Agreement with Planning Board to limit development to 500 residential dwelling units (single-family detached) and participate in the necessary road improvements as outlined in 1/24/91 Transportation Division memo. All necessary roadway designs must be approved by the Montgomery County Planning Board. Prior to recordation of any lots, the applicants shall post a bond with MCDOT for all improvements required on state roads or enter into a public improvement agreement with MCDOT for all improvements required on county roads. Prior to MCPB release of building permits, all roadway improvements must be under construction
2. Site plan to address issues concerning noise mitigation afforestation within greenbelt and stream buffer area

3. Dedication of North Frederick Road (Route 355) and master plan alignment of Route 27 75 feet off center line. Dedication of existing Ridge Road between Route 355 and master plan alignment of Route 27 50 feet off center line, M-83 for 150 foot right-of-way per master plan alignment and 120' right-of-way for Brink Road. Applicant to dedicate additional right-of-way to accommodate turn lanes on major highways in accordance with master plan
4. Improvements, as required, to be approved by MCDOT and MDSHA
5. Stockpiling of dirt for use in a timely fashion only in connection with this preliminary plan, at designated locations on site, prior to site plan approval to be allowed only in accordance with M-NCPPC technical staff and MCDEP staff approval of a stockpile plan showing a revised location more central on site. Enter into an agreement with Planning Board in advance of any land disturbance in which applicant agrees to conform with all aspects of stockpile plan
6. No clearing, grading or recording of plat(s), except as stipulated by condition #5 above, prior to site plan approval
7. Conditions of DEP stormwater management approval dated 12/28/90
8. Dedication of Parcels A in Blocks A, K and R to Parks Department in accordance with master plan, with final delineation to be resolved at site plan
9. Dedication of proposed elementary school site to MCPS. Plan to be recorded prior to or simultaneous with plats for first phase residential
10. Number and location of units to be determined at site plan
11. 63 MPDUs and 274 TDRs required dependent on condition 10