



8787 Georgia Avenue
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PRELIMINARY PLAN APPLICATION

Initial Application Final Application Revised Application Amendment

File Number	1 <u>20120180</u>	Fee (attach worksheet)	<u>N/A</u>
Date Application Received	<u>6/20/2012</u>	Fee Received by	<u>AD</u>
NRI/FSD File No., if applicable	4 <u>20111560</u>	DRC Meeting Date	<u>7/23/2012</u>
		MCPB Hearing Date	

6/20/2012

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): Mallory Square Acres 12.81 Sq.ft. 558,098

200 scale Base Map # 220nw09 Tax Map # FS343 Special Protection Area Not within SPA

Property Tax Account Number(s) associated with the plan (8 digits)

- A. 09-01488286 B. 09-01622500 C. 09-02347694 D. 09-02640413 E. _____
 F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

- A. On RESEARCH BOULEVARD, 400 feet WEST of SHADY GROVE ROAD
Street Name (N,S,E,W etc.) Nearest Intersecting Street
- B. SE quadrant, intersection of OMEGA DRIVE and RESEARCH BOULEVARD
(N,S,E,W etc.) Street Name Street Name

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

- C. Lot N362 Block N/A Subdivision DECOVERLY HALL, PLAT 10660
- D. Parcel P338 Liber 4299 Folio 102; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

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

<u>WOODFIELD/MERIDIAN SHADY GROVE, LLC.</u> <small>Name</small>	<u>MARGARET SMITH FORD</u> <small>Contact Person</small>
<u>3403 CUMMINGS LANE</u> <small>Street Address</small>	
<u>CHEVY CHASE</u> <small>City</small>	<u>MD</u> <small>State</small>
<u>(301) 789-2045</u> <small>Telephone Number ext. Fax Number</small>	<u>20815</u> <small>Zip Code</small>
	<u>MFORD@WOODFIELDINVESTMENTS.COM</u> <small>E-mail</small>

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

<u>BNA FEDERAL CREDIT UNION</u> <small>Name</small>	<u>LES HOLMES</u> <small>Contact Person</small>
<u>1801 SOUTH BELL STREET, RM 1319</u> <small>Street Address</small>	
<u>ARLINGTON</u> <small>City</small>	<u>VA</u> <small>State</small>
	<u>22202</u> <small>Zip Code</small>
<u>Telephone Number ext. Fax Number</u>	<u>E-mail</u>

Engineer or Surveyor

VIKA MARYLAND, LLC	BILL LANDFAIR
Name	Contact Person
20251 CENTURY BOULEVARD, SUITE 400	
Street Address	
GERMANTOWN	MD
City	State
(301) 916-4100	20874
Telephone Number	Zip Code
LANDFAIR@VIKA.COM	
E-mail	

Attorney

LINOWES & BLOCHER	SCOTT WALLACE
Name	Contact Person
7200 WISCONSIN AVENUE, SUITE 800	
Street Address	
BETHESDA	MD
City	State
(703) 961-5124	20814
Telephone Number	Zip Code
SCW@LINOWES-LAW.COM	
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	N/A	12.81	HI	0	0	690	N/A	94	0	0	0	2	2
			RT	0	0	3500	N/A						
Total plan acres		12.81	Total Resid'l	0	0	690	0	94	0	0	0	2	2
			Total Comm'l	0	0	3500						0	0

* Maximum number of dwelling units (du) allowed by zoning \uparrow (make only 1 entry per zone)

Areas Dedicated to Public Use:

Road ROWs	Other ROWs	Schools	Parks	Other	Total
64,778.00 / 1.49					64,778.00 / 1.49

Supplementary Information:

Sketch Plan: Mallory Square File Number 3-20120010

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: _____ File Number 1- _____

Site Plan Name: _____ File Number 8- _____

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

516 - 93

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- 20120130

Has the applicant had any pre-submission meetings with M-NCPPC staff? Yes No
Name of Staff: Josh Sloan, Patrick Butler 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, _____ 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 on property]

*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 1 Water 1

Pending Service Category: Sewer 1 Water 1

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)

[Handwritten Signature]
Signature

2/9/12
Date

Margaret Smith Ford
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	n/a	—
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	n/a	
4.12 Off-site utility connections and other off-site features affecting plan..	5	Submitted	ON PLANS
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	ON PLANS
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	n/a	—
4.16 Minutes from any pre-submission meeting(s) with staff.....	2	n/a	—
4.17 Details regarding legal restrictions on the property	2	n/a	—

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

Signature Jagdish Mandavia
JAGDISH MANDAVIA
 Name (Type or Print)

Date 2/22/12