



2425 Reedie Drive
 Wheaton, Maryland 20902

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PRELIMINARY PLAN APPLICATION

Initial Application Final Application Revised Application Amendment

File Number	1 20220130
Date Application Filed	_____
NRI/FSD File No., if applicable	4 20221260

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): Preston Place & Lake Apartments Acres 12.61 (sf / 43,560)

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

A. 419647 B. 419738 C. 419751 D. 419762 E. 419740
 F. _____ G. _____ H. _____ I. _____ J. _____

Location: (Complete either A or B)

A. On Manor Road, 50 feet West of Jones Bridge Road
 Street Name (N,S,E,W etc.) Nearest Intersecting Street

B. North 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 1, 2, 3, part of 4 Block 2 Subdivision Merger Chevy Chase S EC 5C & Merger PT Par B Chevy Chase Sec 5C

D. Parcel part of B Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____; Parcel _____ Liber _____ Folio _____

Applicant Team (Enter all that apply and submit separate supporting documentation as necessary)

Primary Contact (Person who will be the primary contact and point person for future electronic review process.)

VIKA MD, LLC	Joshua Sloan
Company Name	Contact Person
20251 Century Blvd; Suite 400	
Street Address	
Germantown	MD
City	State
(301) 916-4100	20874
Telephone Number	Zip Code
Fax Number	E-mail
	sloan@vika.com

NOTE: This email will be used to create the ePlans project account.

Owner

Would you like to receive ePlans notifications? * Yes No

The Chevy Chase Land Company of Montgomery County, MD	John Ziegenhein
Company Name	Contact Person
5471 Wisconsin Avenue, Suite 320	
Street Address	
Chevy Chase	MD
City	State
(301) 654-2690	20815
Telephone Number	Zip Code
Fax Number	E-mail
	jziegenhein@chevychaseland.com

*required if checked yes

Owner's Representative or Contract Purchaser (Authorization is required from the owner)

Would you like to receive ePlans notifications? * Yes No

Toll Mid-Atlantic LP Company, Inc	Jeffrey S. Driscoll
Company Name	Contact Person
6731 Columbia Gateway Drive; Suite 120	
Street Address	
Columbia	MD
City	State
(443) 381-3263	21046
Telephone Number	Zip Code
Fax Number	E-mail
	jdriscoll@tollbrothers.com

*required if checked yes

Total Number of Proposed Development Lots/Parcels ¹⁴⁷ _____

Total Number of Proposed Outlots _____ Total Number of Proposed Non-Development Parcels ^{TBD} _____

Total Square footage of Areas Dedicated to Public Use: ^{5,883.60} _____

Supplementary Information:

Previous Plan Submittals: (enter information, if applicable)

Zoning case	Case No. _____
Development Plan/Schematic DP	Case No. _____
Conditional Use/Special Exception	Case No. _____
Variance	Case No. _____
NRI/FSD (if applicable)	File Number 4- ²⁰²²¹²⁶⁰ _____
Pre-Application Submission	File Number 7- _____
Concept Plan	File Number 5- _____
Project Plan	File Number 9- _____
Sketch Plan	File Number 3- _____
Preliminary Plan	File Number 1- _____
Site Plan	File Number 8- _____

If property contains recorded lots, enter M-NCPPC record plat number(s) ²¹⁷¹ _____, ⁸⁹²⁹ _____, _____

Is this preliminary plan being reviewed concurrently? Sketch/Project Plan _____ or Site Plan _____

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

Name of Staff: ^{Hisel-McCoy & Team} _____ Date of meeting(s): ^{08/25/2021} _____

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 within a school cluster in moratorium under the current Annual Growth Policy? Yes No

Does this project use deed transfers from other properties, if yes, list the property ID Nos. Yes No

1: _____ 2: _____ 3: _____ 4: _____ 5: _____

6: _____ 7: _____ 8: _____ 9: _____ 10: _____

Waiver(s) requested, if any Yes No (Identify code section and address in a separately provided Statement of Justification)

Are there any legal restrictions on property not shown on plan*? Yes No

(If any, address in your Statement of Justification.)

*NOTE: 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 ^{S-1} _____ Water ^{W-1} _____

Proposed Sanitary Systems: Public Water Public Sewer Well Septic

Forest Conservation Plan Supplemental Information

Does the FCP involve impacts to trees that require a variance per the Forest Conservation Law? Yes No

Is amendment in response to violation? Yes No

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

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).

Jeff Driscoll
Jeff Driscoll (Apr 22, 2022 16:01 EDT)

Apr 22, 2022

Signature

Date

Jeff Driscoll

Name (Type or Print)