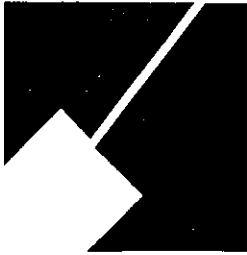


Item # 10

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: January 25, 2002

TO: Montgomery County Planning Board

FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for January 31, 2002.

Attached are copies of plan drawings for Items #07, #09, #10. These subdivision items are scheduled for Planning Board consideration on January 31, 2002. The items are further identified as follows:

- Agenda Item #07 - Preliminary Plan 1-02027
Airpark Apartments
- Agenda Item #09 - Preliminary Plan 1-02058
Timber Hill Resubdivision
- Agenda Item #10 - Preliminary Plan 1-02062
Drumeldra Hills Resubdivision

Attachment

VICINITY MAP FOR

DRUMELDRA HILLS RESUBDIVIDE LOT 7, BLK. C (1-02062)



Map compiled on January 04, 2002 at 1:43 PM | Site located on base sheet no - 218NE01

NOTICE

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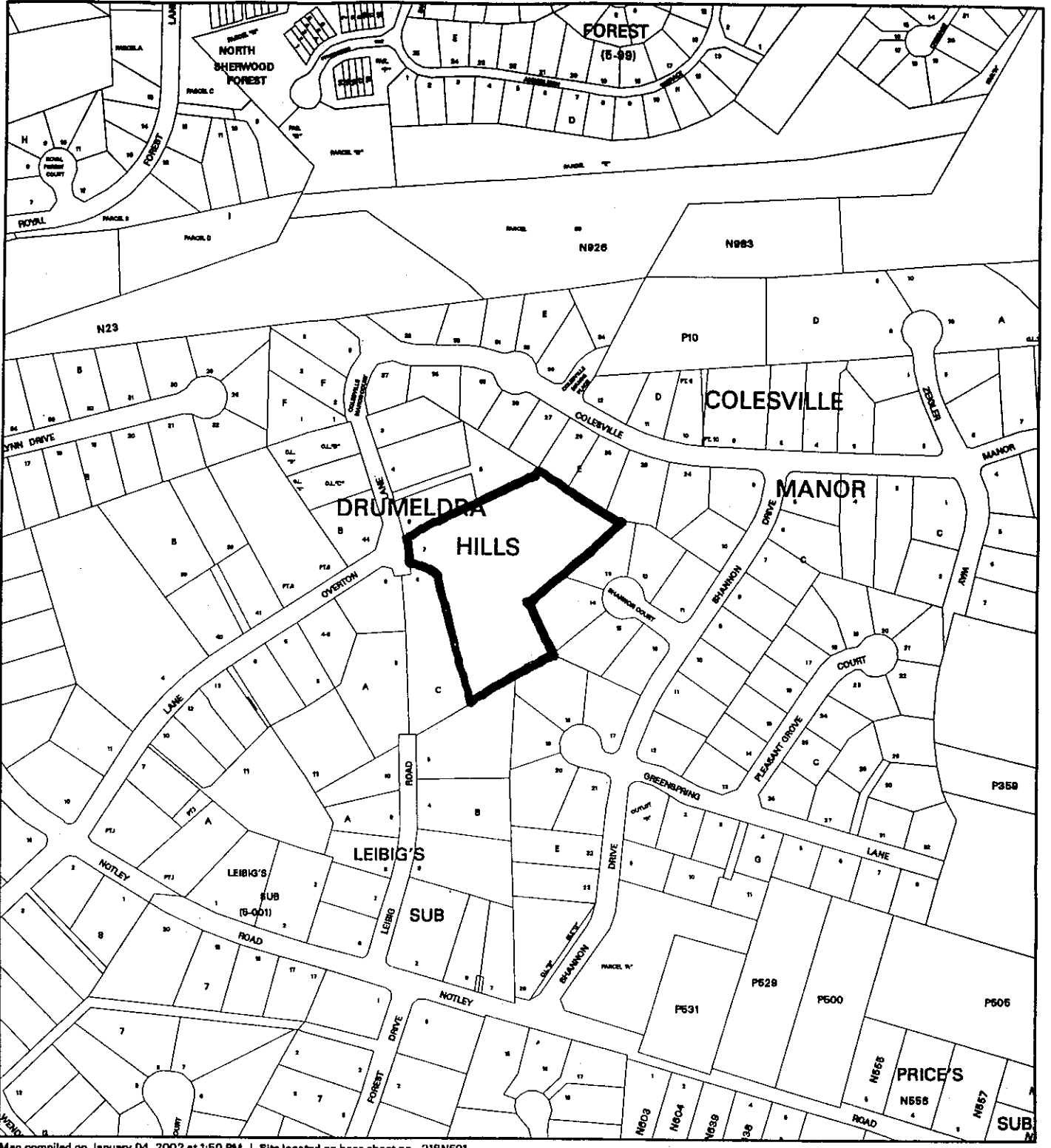
Key Map



1 : 4800

VICINITY MAP FOR

DRUMELDRA HILLS RESUBDIVIDE LOT 7, BLK. C (1-02062)



Map compiled on January 04, 2002 at 1:50 PM | Site located on base sheet no - 218NE01

NOTICE

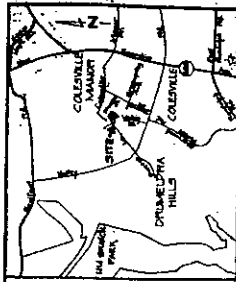
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1 : 4800

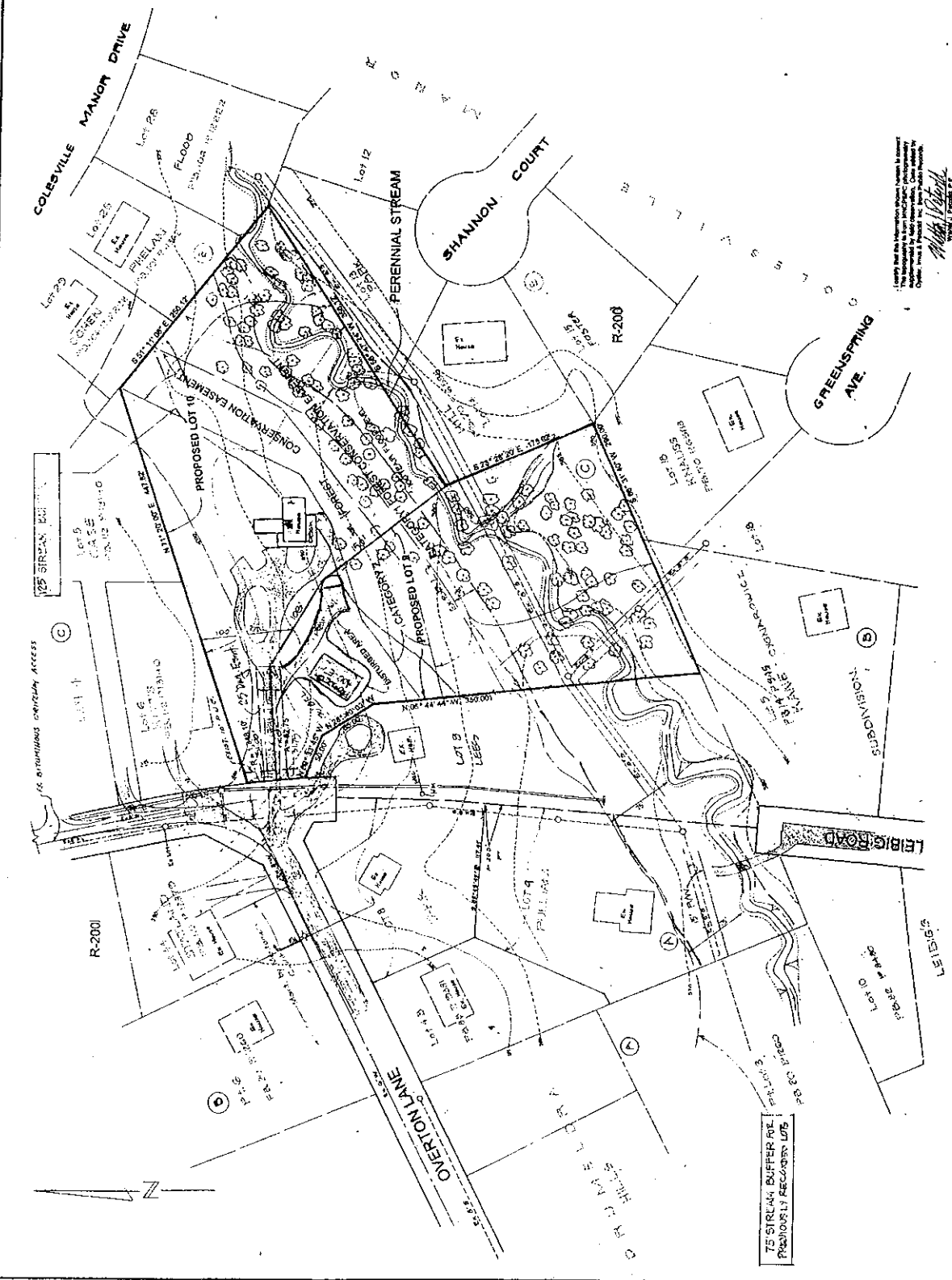


VICINITY MAP
Scale 1" = 2000'

PRELIMINARY PLAN
Re-subdivision of
Lot 7 Block C
DRUMELDRA HILLS

NOTES:

1. Boundary from Record Plan 10283
2. Boundary from Record Plan 10283
3. Area 7.5 Acres
4. Zoning R-200
5. Lot 7
6. 20,000 sq. ft. A L.A. 9 - 98,000 sq. ft.
7. 200'
8. 200'
9. 200'
10. 200'
11. 200'
12. 200'
13. 200'
14. 200'
15. 200'
16. 200'
17. 200'
18. 200'
19. 200'
20. 200'
21. 200'
22. 200'
23. 200'
24. 200'
25. 200'
26. 200'
27. 200'
28. 200'
29. 200'
30. 200'
31. 200'
32. 200'
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34. 200'
35. 200'
36. 200'
37. 200'
38. 200'
39. 200'
40. 200'
41. 200'

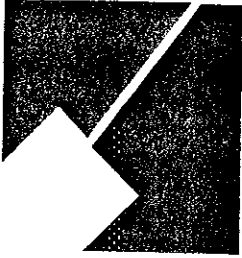


I hereby certify that the information shown herein is correct and true to the best of my knowledge and belief, and that I am a duly Licensed Professional Engineer in the State of Maryland.

Michael J. Petzold
Professional Engineer

<p>OWNER/DEVELOPER: Oyster, Buis & Petzold, Inc. CIVIL ENGINEERS - LAND PLANNERS & SURVEYORS 10000 Green Springs Ave. - Suite 200 - Green Springs, MD 20886 Phone: 301-344-0200</p>	<p>DESIGNER: Oyster, Buis & Petzold, Inc. CIVIL ENGINEERS - LAND PLANNERS & SURVEYORS 10000 Green Springs Ave. - Suite 200 - Green Springs, MD 20886 Phone: 301-344-0200</p>	<p>PROJECT: Lot 7, Block C DRUMELDRA HILLS Neighborhood Montgomery County</p>	<p>DATE: 11/15/11</p>	<p>SCALE: 1" = 2000'</p>
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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: January 25, 2002

TO: Montgomery County Planning Board

VIA: Joseph R. Davis, Chief, Development Review Division *JRD*

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division *AMS*

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Two (2) Single Family Lots

PROJECT NAME: Drumeldra Hills

CASE NO. 1-02062

REVIEW BASIS: Chapter 50, Section 50-29(b)(2) of the Montgomery County Subdivision Regulations

ZONE: R-200

LOCATION: North Side of Notley Road, West of Overton Lane, North of Leibig Road

MASTER PLAN: Whit Oak

APPLICANT: Donald W. Lees

SUBMITTED: December 11, 2002

HEARING DATE: January 31, 2002

STAFF RECOMMENDATION: Approval, Pursuant to Section 50-29(b)(2), Subject to the Following:

Conditions of Preliminary Plan No. 1-02062 -- Drumelda Hills, Continued

- (1) Compliance with the conditions of approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permit, as appropriate
- (2) Record plat to reflect the delineation of a conservation easement over the areas of stream valley buffer and tree preservation
- (3) Access and improvements, as required, to be approved by MCDPW&T prior to recording of plats
- (4) ~~Other necessary easements~~
- (5) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to the expiration of this validity period, a final record plat for all the property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed
- (6) The adequate public facilities (APF) review for this preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion

PROJECT DESCRIPTION

Vicinity

The subject property is located in the Drumelda Hills Subdivision which is situated on the north side of Notley Road between Overton Lane Colesville, Manor Court and Leibig Drive. Overton Lane is a dead end street and does not connect with Leibig Road. The portion of Leibig Road, which is west of the subject property, was abandoned in 1990 through the preliminary plan process. The neighborhood is zoned R-200 with many of the lots much larger than the 20,000 square foot minimum. The original subdivision was recorded in the 1940's which created large Two (2) and Three (3) acre lots. As the neighborhood location map indicates almost all of the larger lots have been resubdivided. The resubdivisions occurred as a result of public sewer being installed in the neighborhood. To date, approximately ten (10) resubdivisions have created an additional twenty (20) new lots in this neighborhood.

Proposal

The subject property is 4.3 acres in size or 183,181 square feet. An existing single family detached dwelling unit is located on the property with access to Overton Lane. The applicant proposes resubdividing the property into two (2) lots. The lot for the existing dwelling unit is proposed at 2.3 acres (100,188 square feet) and 2.0 acres (87,120 square feet) for the second lot. Approximately 60 percent of the property is preserved in a conservation easement within the stream buffer and tree preservation areas. Both lots have direct frontage and access to Overton Lane. The subject property was created by plat in 1990 when the right of way for Leibig Road was abandoned and reconfigured into this site and two other adjoining properties.

DISCUSSION OF ISSUES

Conformance with Chapter 50, Subdivision Regulations

In order to approve an application for resubdivision, the Planning Board must find that the proposed lot(s) meet the "Resubdivision Criteria" as set forth in Section 50-29(b)(2) of the Subdivision Regulations, which states:

"Resubdivision. Lots on a plat for the resubdivision of any lot, tract or other parcel of land that is part of an existing subdivision previously recorded in a plat book shall be of the same character as to street frontage, alignment, shape, width area and suitability for residential use as other lots within the existing neighborhood, block or subdivision."

In administering the Resubdivision section, the Planning Board must determine the appropriate "neighborhood" for evaluating the application. For the purpose of this application staff recommends the analysis area as the entire neighborhood from Notley Drive to Colesville Manor Court, as described above and identified on the neighborhood delineation map attached to this memorandum.

CONCLUSION

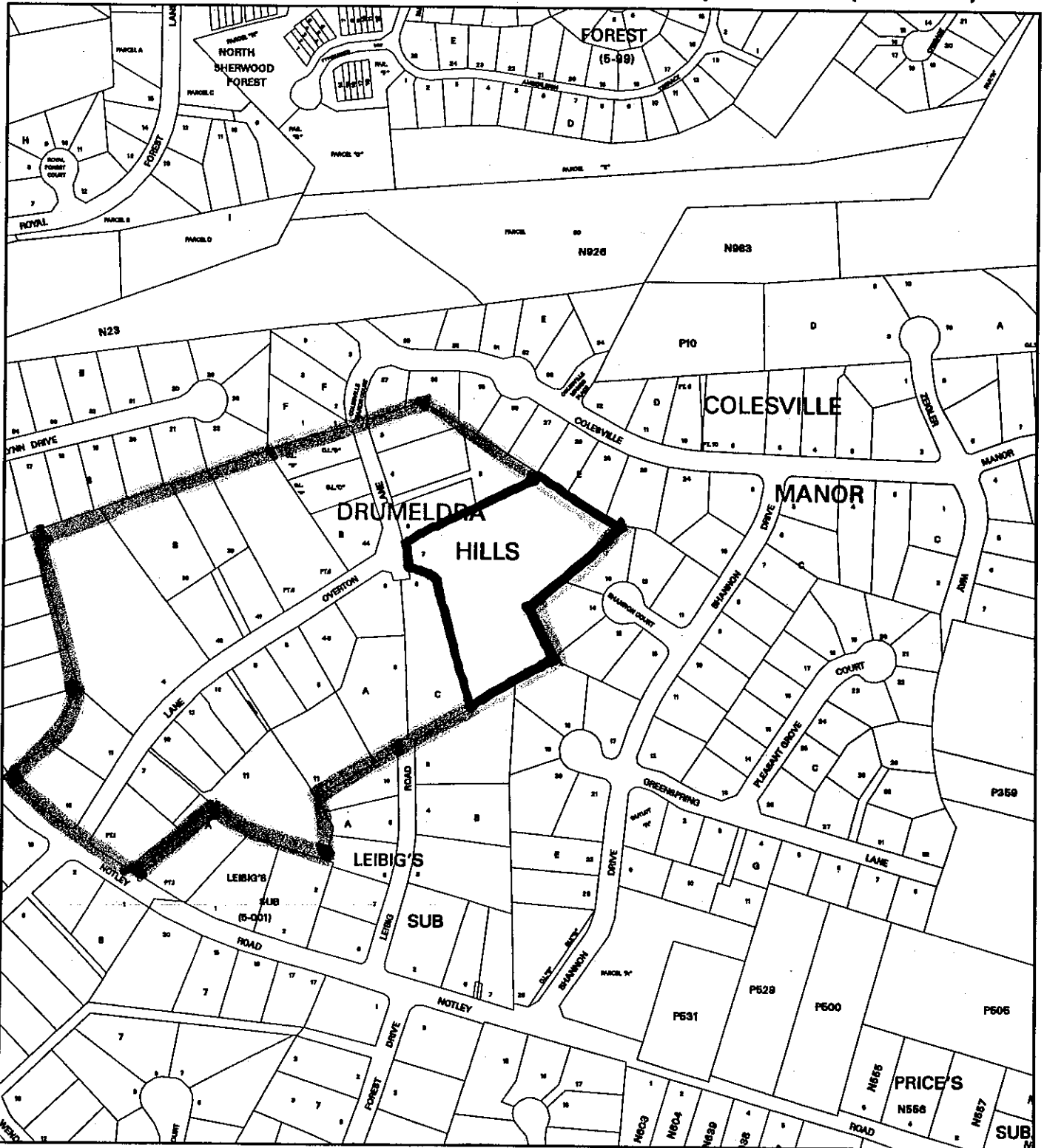
In applying the resubdivision criteria to the analysis area delineated by staff, staff concludes that the proposed resubdivision satisfies all of the criteria set forth in Section 50-29(b)(2). The development characteristics of the existing neighborhood are all single family detached dwelling units and quite diverse in lot configuration and size.

ATTACHMENTS

Neighborhood Delineation Map	4
Neighborhood Development Map	5
Proposed Resubdivision	6
Tabular Summary	7
Citizen Correspondence	8

VICINITY MAP FOR

DRUMELDRA HILLS RESUBDIVIDE LOT 7, BLK. C (1-02062)



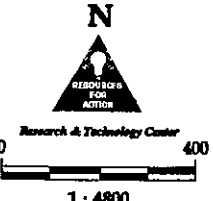
Map compiled on January 04, 2002 at 1:50 PM | Site located on base sheet no - 218NE01

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VICINITY MAP FOR

DRUMELDRA HILLS RESUBDIVIDE LOT 7, BLK. C (1-02062)



Map compiled on January 04, 2002 at 1:43 PM | Site located on base sheet no - 218NE01

NOTICE

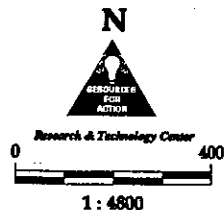
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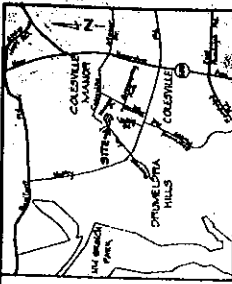
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-0760

Key Map

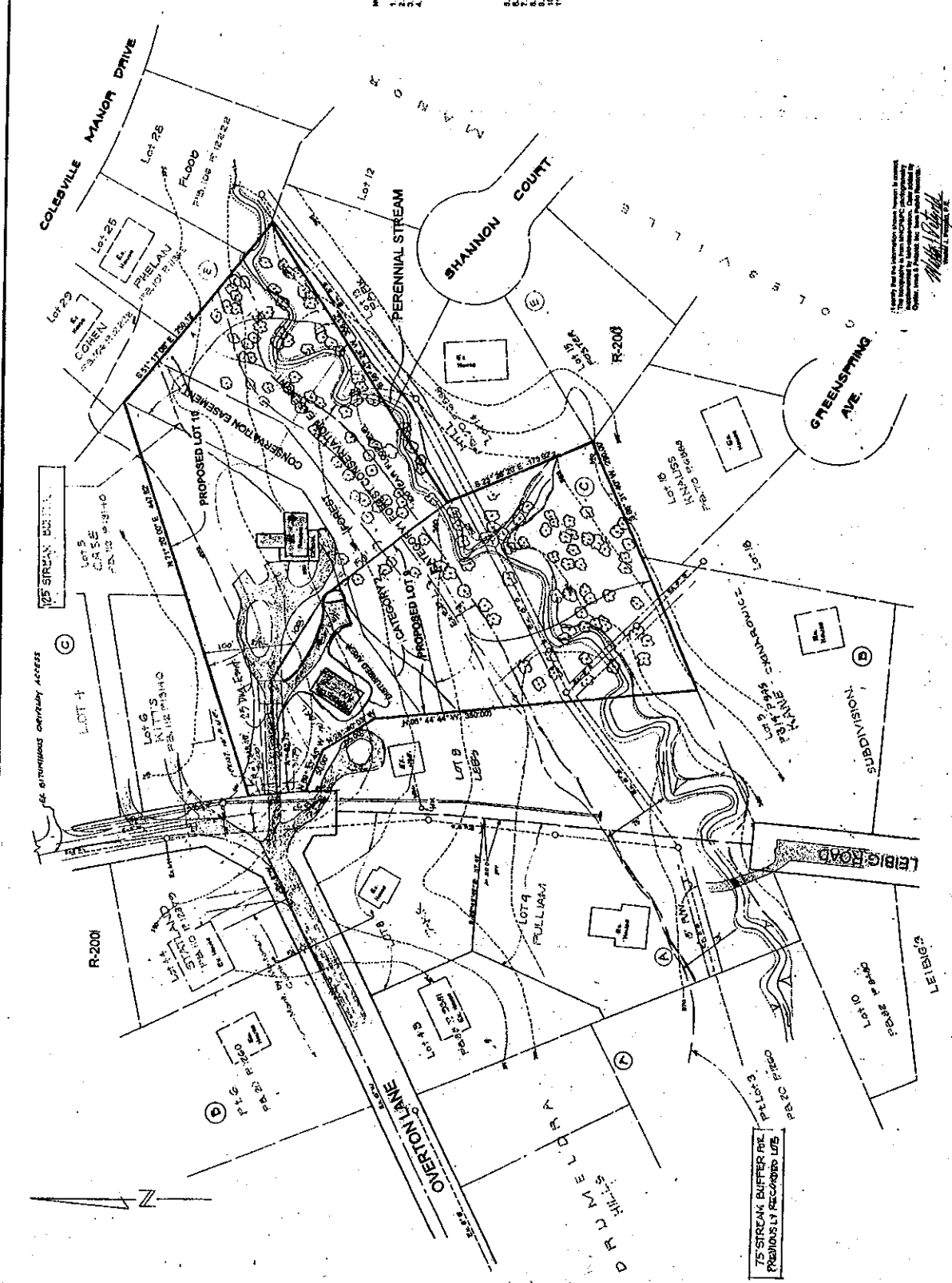




PRELIMINARY PLAN
 Re-subdivision of
 Lot 7
 Block C
DRUMELDRA HILLS

NOTES:

1. Boundary Area Shaded Pink (R-200)
2. Topography from ANZPAC's unaccompanied by field surveys.
3. Area "Flooded" E.L. 7 - 152.171 square feet - 4.3% Flood.
4. Area "Flooded" E.L. 7 - 152.171 square feet - 4.3% Flood.
5. Area "Flooded" E.L. 7 - 152.171 square feet - 4.3% Flood.
6. Minimum Building Coverage 25%
7. Minimum Building Coverage 25%
8. Minimum Building Coverage 25%
9. Minimum Building Coverage 25%
10. Minimum Building Coverage 25%
11. Minimum Building Coverage 25%
12. Minimum Building Coverage 25%
13. Minimum Building Coverage 25%
14. Minimum Building Coverage 25%
15. Minimum Building Coverage 25%
16. Minimum Building Coverage 25%
17. Minimum Building Coverage 25%



<p>Owner/Developer: Donald W. Lane 1000 Overtone Lane 1000 Overtone Lane Perth 6150 WA</p>		<p>Surveyor: M. J. P. & P. T. LTD. 1000 Overtone Lane Perth 6150 WA</p>	
<p>Project Name: PRELIMINARY PLAN</p>		<p>Lot 7, Block C DRUMELDRA HILLS Drumeldra Hills Perth 6150 WA</p>	

Mr. Arthur Holmes, Jr.
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Mr. Chairman:

As the adjacent homeowners to the proposed lot, we are writing this letter to express our support for the proposed subdivision, number 102062 for Plan: Drumeldra Hills, Lot 7, Block C, the board is considering. As you review this subdivision plan we would like you to keep in mind that this would be an ideal situation for both of our families and for Montgomery County for several reasons.

Our parents, Adrienne and Don Lees, fell in love with the land they now seek to subdivide back in the 1970's. They loved it for the natural forest setting and have always sought to keep it in that pristine condition. Don is a true conservationist at heart. He devotes much time to the Nature Conservancy and cares deeply about protecting natural areas, including his own back yard. The subdivided lot would be in the best of hands.

Now they would like to build a smaller, more manageable-sized home to settle into for their golden years; a home in the beautiful setting they have loved for years, and close to their grandchildren and children who love them dearly. It would be ideal to be close at hand to care for them if illness were to strike. This subdivision and new home would provide for both families, and allow this beautiful piece of Montgomery County, Maryland to remain in the family for future generations.

Thank you for your consideration in this matter.

Sincerely,


Fred and Karen Lees