



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: July 03, 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 July 11, 2002.

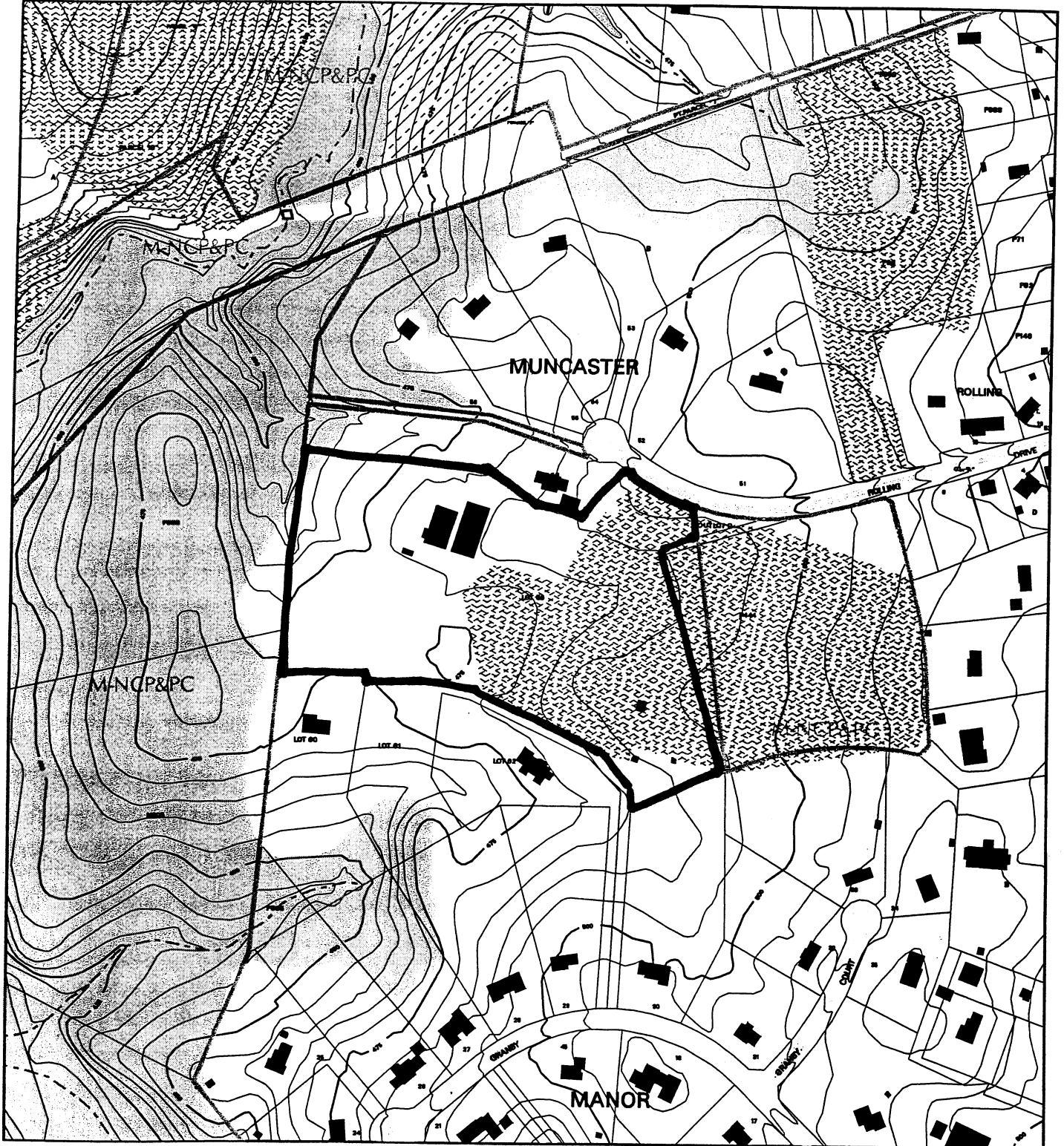
Attached are copies of plan drawings for Items #07, #08, #09, #10, #11. These subdivision items are scheduled for Planning Board consideration on July 11, 2002. The items are further identified as follows:

- Agenda Item #07 - Preliminary Plan 1-98092E
Rock Spring Center (Camalier/Davis)
- Agenda Item #08 - Preliminary Plan 1-02073
Yetley Property
- Agenda Item #09 - Preliminary Plan 1-02015
Linthicum Property
- Agenda Item #10 - Preliminary Plan 1-02100
Muncaster Manor
- Agenda Item #11 - Subdivision Regulation Waiver SRW-02011
Rock Creek Forest

Attachment

VICINITY MAP FOR

MUNCASTER MANOR (1-02100)



Map compiled on May 23, 2002 at 3:52 PM | Site located on base sheet no - 226NW06

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



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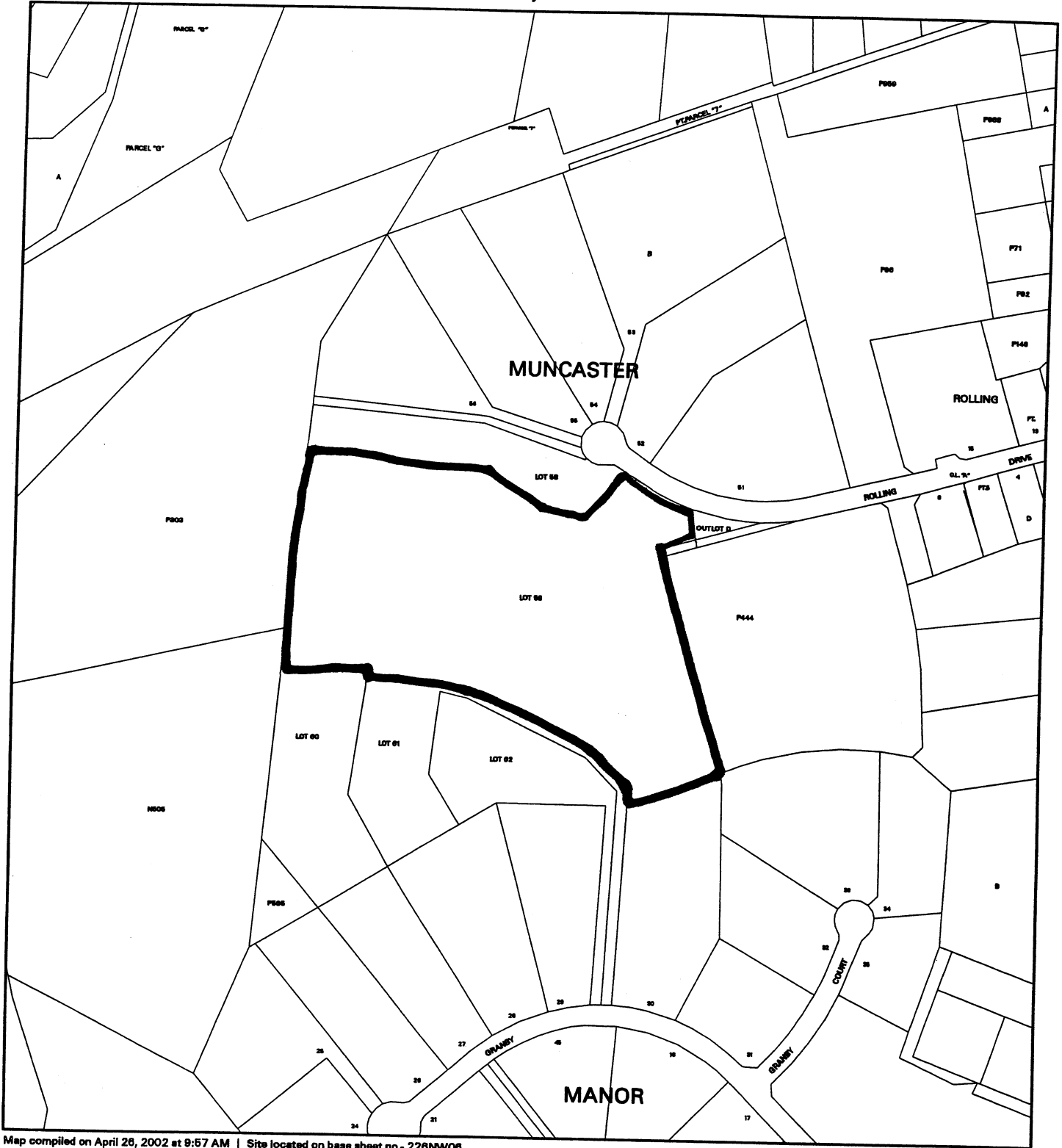


Research & Technology Center



1 : 4800

VICINITY MAP FOR
MUNCASTER MANOR (1-02100)



Map compiled on April 26, 2002 at 9:57 AM | Site located on base sheet no - 226NW06

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

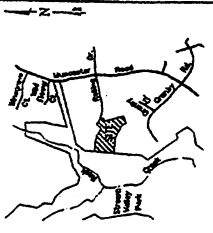
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



1 : 4800



VICINITY MAP
 SCALE 1" = 2,000'
 COPYRIGHT 1994 BY A.C. OF MARYLAND, INC.
 FOR THE PURPOSES OF THIS SURVEY

- NOTES**
- Property lines from 1972 & P.C. 200' wide about 250' x 100' are shown in this plan. The center of the lot is shown by the center of the lot.
 - Boundary lines which enclose the lot are shown in this plan. The center of the lot is shown by the center of the lot.
 - The property is shown in this plan. The center of the lot is shown by the center of the lot.
 - Water and sewer easements are shown in this plan. The center of the lot is shown by the center of the lot.
 - Area of the lot is shown in this plan. The center of the lot is shown by the center of the lot.
 - Let these and all other notes be subject to the provisions of the Maryland Code, Annotated, and to the provisions of the Maryland Code, Annotated, and to the provisions of the Maryland Code, Annotated.
 - Proposed lot area is subject to change upon final completion.
 - Site from which to take depth-determined elevation data.
 - County Surveyor's Office report dated April 1993.
 - This site is within the Upper Back Creek Watershed.
 - All existing structures, including but not limited to, are shown in this plan. The center of the lot is shown by the center of the lot.
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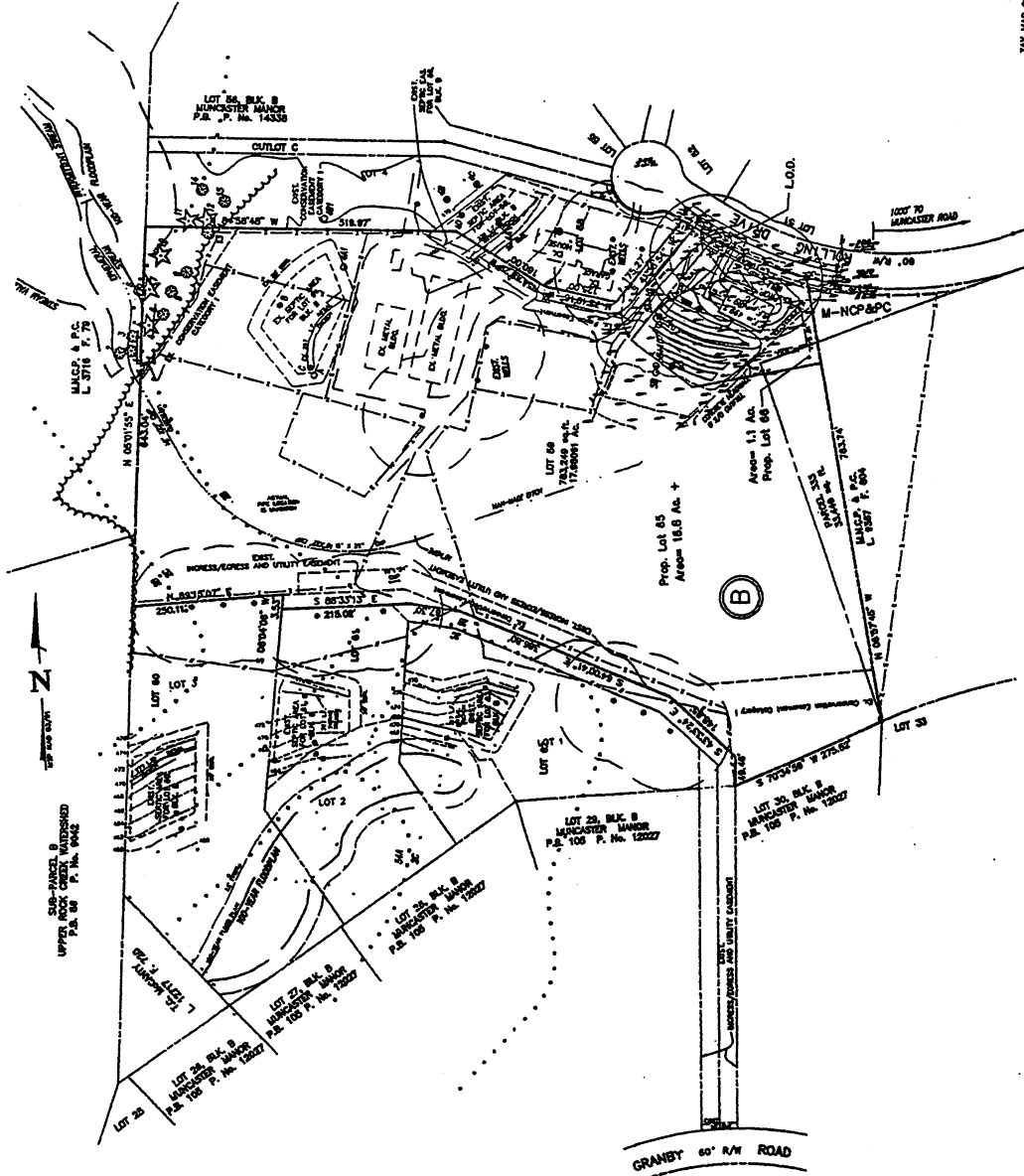
PERCOLATION CERTIFICATE
 I hereby certify that the septic test sites as shown on this plan have been surveyed.
 Date: 4/17/92
 Surveyor: [Signature]
 MARYLAND SURVEYORS ASSOCIATION, INC.
 11111 Rockledge Road
 Baltimore, Md. 21237

TAX MAP Q1581
 PRELIMINARY PLAN
 RESUBDIVISION OF LOT-59 BLOCK B
MUNCASTER MANOR
 PLAT BOOK 187 PLAT 20653
 1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

DEVELOPED FOR:
 MR. RICHARD MILLS
 1000 WASHINGTON DRIVE
 GERMANTOWN, MD 20878
 (301) 678-8881

DESIGNED BY:
 M. E. [Signature]
 MARYLAND SURVEYORS ASSOCIATION, INC.
 11111 Rockledge Road
 Baltimore, Md. 21237

DRIVEN
 DATE
 BY
 DATE
 BY
 DATE

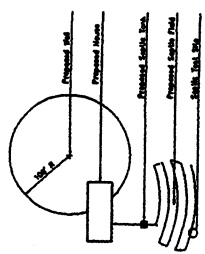


SEPTIC DESIGN CHART

SITE NO.	DEPTH (INCH)	SITE AREA (SQ. FT.)	NO. OF PEOPLE	NO. OF BATHS	NO. OF SINKS	NO. OF TOILETS	NO. OF SHOWERS	NO. OF DISHWASHERS	NO. OF CUPBOARDS	NO. OF STOVE	NO. OF REFRIG.	NO. OF FREEZERS	NO. OF FREEZER/REF.	NO. OF WASH. MACH.	NO. OF DRYERS	NO. OF OTHER	NO. OF TOTAL	
63	12	4,244	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
64	12	4,244	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

INVERT TABLE

LOT NO.	INVERT (FEET)	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET	NO. OF FEET
63	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5
64	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5	481.5



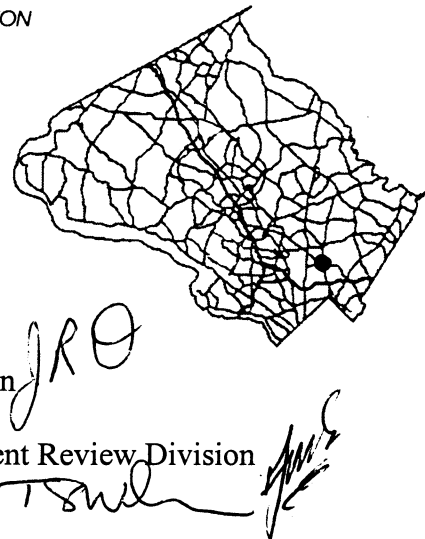
SURVEYOR'S CERTIFICATE
 I hereby certify that the boundary shown herein is correct and that the same has been surveyed and shown on this plan. The center of the lot is shown by the center of the lot.
 Date: 4/17/92
 Surveyor: [Signature]
 MARYLAND SURVEYORS ASSOCIATION, INC.
 11111 Rockledge Road
 Baltimore, Md. 21237





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM



DATE: July 3, 2002

TO: Montgomery County Planning Board

VIA: Joe Davis, Chief, Development Review Division

FROM: A. Malcolm Shaneman, Supervisor, Development Review Division
Tanya Wilson, Planner, Development Review

REVIEW TYPE: Preliminary Plan of Subdivision

APPLYING FOR: Two (2) Single Family Detached Dwelling Units

PROJECT NAME: Muncaster Manor

CASE NUMBER: 1- 02100

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

ZONE: RE-1

LOCATION: Located at the end of Rolling Drive, approximately 1500 feet west of Muncaster Road

MASTER PLAN: Upper Rock Creek

APPLICANT: Richard Mills

FILING DATE: April 23, 2001

HEARING DATE: July 11, 2002

STAFF RECOMMENDATION: Approval, Subject to the Following Conditions:

- (1) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits
- (2) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas

- (2) Record plat to show delineation of a Category I conservation easement over the area of stream valley buffer and forest conservation areas
- (3) Compliance with the conditions of MCDPS storm water management approval
- (4) Compliance with conditions of MCDPS (Health Dept.) septic approval
- (5) Prior to ratification of any sales contract, applicant must notify future purchasers of the proposed lots of the local park that will be developed towards the eastern side of the properties. A copy of said notice must be delivered to the Countywide Planning Division's Park Planning and Resource Analysis unit of M-NCPPC
- (6) Access and improvements as required to be approved by MCDPWT prior to recordation of plat(s)
- (7) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed
- (8) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion
- (9) Other necessary easements

PRIOR PLANNING BOARD ACTION

This preliminary plan application was previously heard by the Planning Board on May 30, 2002. During that meeting, several residents expressed concerns with regards to the proposed resubdivision, particularly the configuration of proposed lot 66. The Planning Board considered the presentation by staff and the other testimony presented at the hearing. The Board in reviewing this application applied the resubdivision criteria under Section 50-29(b)(2). During the discussion of the resubdivision criteria some Board members expressed concerns regarding the size of the proposed Lot 66, stating that it was smaller than many of the lots that immediately abut the subject property. The applicant suggested that the size of the proposed lot could be enlarged in an attempt to address the Boards concerns. The applicant requested the Board to defer action on the item to provide the engineer time to revise the resubdivision plan. The Planning Board voted to defer the item pending the submission of a revision to the preliminary plan. The applicant has revised the plan by increasing the size of proposed Lot 66 from 1.1 acres to 2.6 Acres.

PROJECT DESCRIPTION: VICINITY

The proposed resubdivision application, identified as Lot 59, is located in the Muncaster Manor subdivision. The property is situated at the end of Rolling Drive, approximately 1,500 feet west of Muncaster Road in the Upper Rock Creek Policy Area. The site is zoned RE-1 and consists of 18.75 acres.

PROJECT DESCRIPTION: PROPOSAL

The subject property was originally recorded by plat in 1998 as Lot 59 in the Muncaster Manor Subdivision. The subject site was part of a resubdivision application that created four (4) other residential lots that immediately abut the subject property. The applicant proposes to re-subdivide Lot 59 into two new single family lots. The resubdivision proposes Lots 65 and 66, consisting of 15.2 acres and 2.6 acres respectively. The existing house (farm) will remain and become proposed Lot 65. Both lots will have access to and front directly on Rolling Drive.

CONFORMANCE TO CHAPTER 50-29(b)(2):

In order to approve the application for resubdivision, the Planning Board must find that the proposed lot(s) comply with all seven characteristics of 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, size, shape, width, area and suitability for residential use as others within the existing neighborhood, block or subdivision."

NEIGHBORHOOD DELINEATION

In administering the Resubdivision criteria in 50-29(b)(2), the Planning Board must determine the appropriate neighborhood for evaluating this application. Staff has defined the analysis area as all the recorded lots in Block B and D on Rolling Drive. This includes Lots 11 through 58 on the north side of Rolling Drive and Lots 1 through Lot 6 to the south side. Staff has also included in the analysis area Lots 60, 61 and 62, south of the subject property. These lots were included since they had been part of the original tract and subdivided out as part of the previous resubdivision application. These lots do not access Rolling Drive but are served by a common driveway to Granby Road

CONCLUSION

Staff has reviewed the revised resubdivision application based on the seven characteristics of the resubdivision criteria, outlined in Section 50-29(b)(2) of the Montgomery County Subdivision Regulations. The attached tabular summary identifies the seven characteristics of the neighboring lots used as a comparison to the proposed resubdivision application. As illustrated in the table, the proposed lots are consistent with the characteristics of

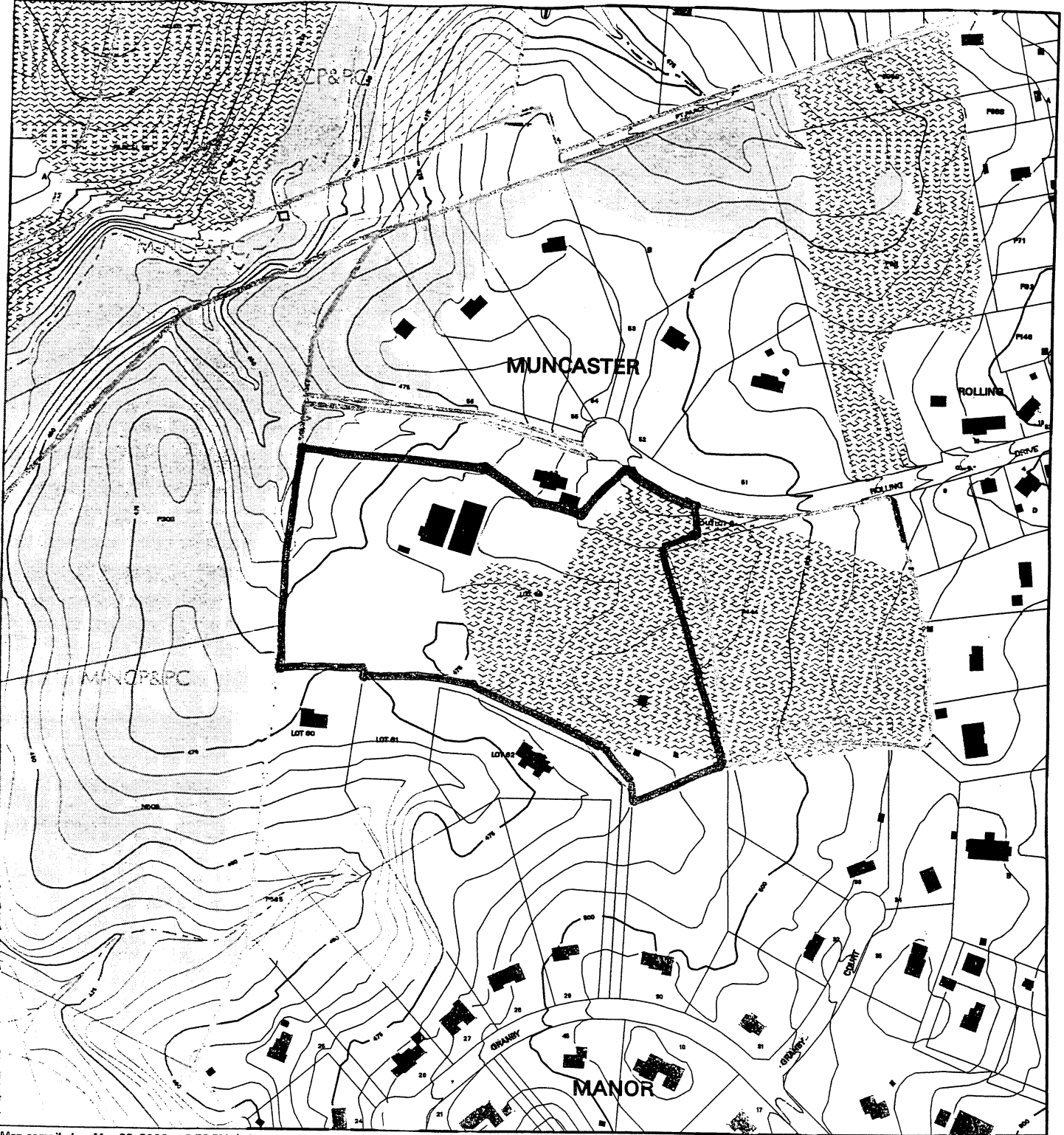
the existing neighborhood in regards to its frontage, alignment, size, shape, width, area and residential suitability. The applicant has attempted to rectify the concerns by the Planning Board at the prior public hearing by increasing the size of proposed Lot 66 from 1.1 to 2.5 acres. As such, staff feels this application is more consistent with the size of the lots in the analysis area and is in keeping with the resubdivision regulations and therefore compatible with the existing development pattern throughout the defined neighborhood. Staff recommends approval of this application subject to the conditions enumerated above.

ATTACHMENTS

Vicinity Map	5
Proposed Subdivision	6
Neighborhood Delineation Map	7
Tabular Summary	8

VICINITY MAP FOR

MUNCASTER MANOR (1-02100)



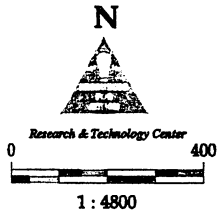
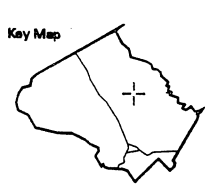
Map compiled on May 23, 2002 at 3:52 PM | Site located on base sheet no - 226NW06

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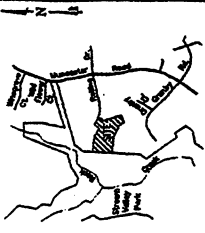
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

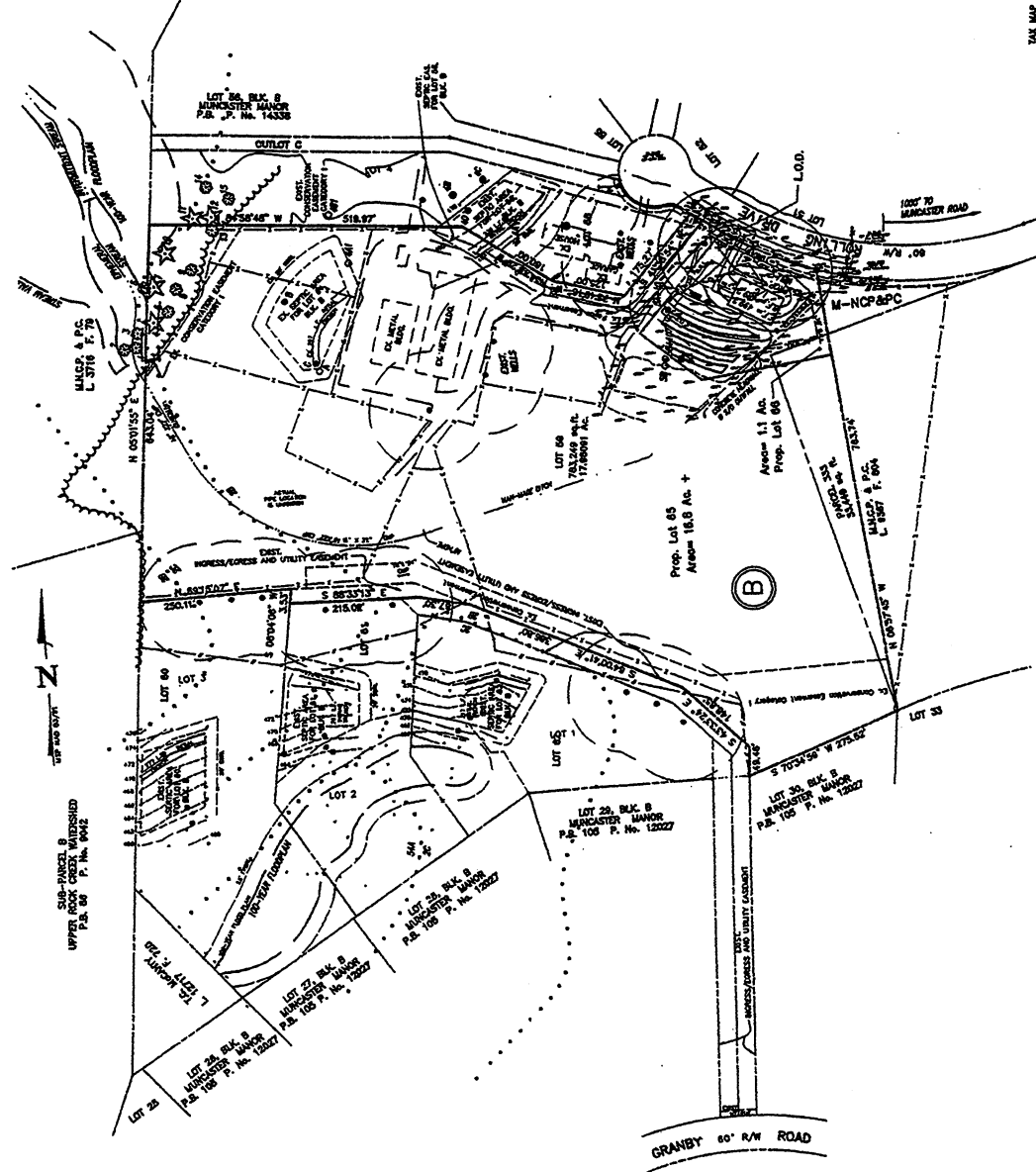


VICINITY MAP
SCALE 1" = 2,000'
CONTRACT NO. BY ACT OF MONTGOMERY, INC.
PERMITTED USE ONLY. BUSINESS

- NOTES**
1. Property lines from 1872 & P. 202 (see sheet 2004).
 2. Property lines from 1915 & P. 202 (see sheet 2004).
 3. Property lines from 1915 & P. 202 (see sheet 2004).
 4. The project is shown on the (Township) Table - 4100 square feet.
 5. Water and sewer category B-1 and B-2, respectively (see sheet 2004).
 6. Area of water: 172' and 172'.
 7. Area of sewer: 172' and 172'.
 8. Let other and all other are used for informational purposes only and are subject to change upon final construction.
 9. Proposed road use is single family detached residential units.
 10. Date from sheets 11 and 12 of the 2004 Survey for Montgomery County Hospital (see sheet 2004).
 11. This site is within the Upper Rock Creek Watershed.
 12. This site is within the Road Transportation Policy Area #101.
 13. A National Resource Inventory has been conducted for this site. The site is within the Upper Rock Creek Watershed. The site is within the Upper Rock Creek Watershed. The site is within the Upper Rock Creek Watershed.
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PERCOLATION CERTIFICATE
I hereby certify that the septic test sites as shown on this plan have been surveyed.
DATE: 4/11/62
W. J. ...
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN
RESUBDIVISION OF LOT-59 BLOCK B
MUNCASTER MANOR
PLAT BOOK 187 PLAT 20853
1ST ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
Mactris, Hendricks & Glascock, P.A.
Engineers & Planners & Surveyors
9270 White Pine Road
Montgomery, Maryland 20888
Tel: (301) 470-4888
FAX: (301) 470-4888



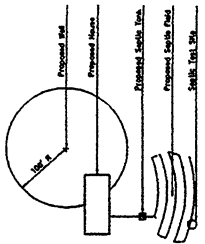
SEPTIC DESIGN CHART

SITE NO.	DATE	DEPTH	SITE	DATE	DEPTH	INVERT	TOTAL	NUMBER
63			EXISTING			12.4	217	10007
64			EXISTING					0

INVERT TABLE

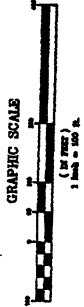
LOT	TOP OF INVERT	INVERT	INVERT	LOWEST	PASSAGE
63	491.0	480.0	485.0	497.5	499.2
64					

* NO GRAVITY BASEMENT SEWER

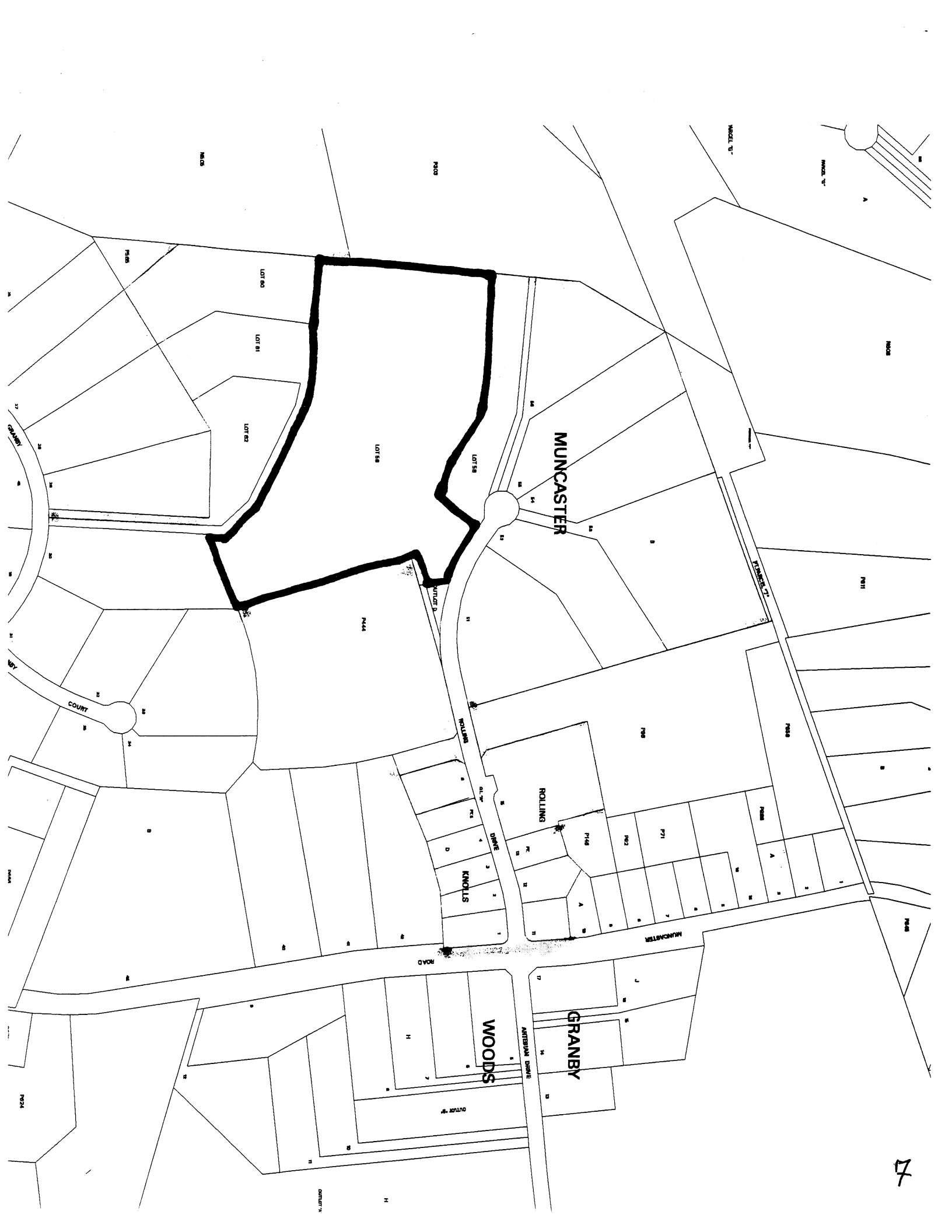


LEGEND
- 10' SEWER

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary shown herein is correct based on existing maps and plats recorded among the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted herein.
DATE: 4/11/62
W. J. ...
MONTGOMERY COUNTY, MARYLAND



PREPARED FOR
MR. RICHARD HILLS
3000 WILSON ROAD
DORWARD, MD 20825
(301) 470-8881



MUNCASTER

ROLLING

KNOLLS

WOODS

GRANBY

SUBDIVISION	LOT NO.	BLOCK	PLAT BOOK & PLAT NO.	DATE RECORDED	ORIGINAL SUBDIVISION	RESUB.	FRONTAGE	ALIGNMENT TO STREET	SIZE	SHAPE	WIDTH @ STREET	AREA	MNCR&PC #
Muncaster Manor	58	B	P.B. 122 P. 14338	03/05/98	Yes	No	90/74	Radial	142x825	Rectangular	90.74	2.68 Ac.	
	60	B	P.B. 187 P. 20653	03/05/98	Yes	No	N/A	N/A	242x669	Trapezoidal	N/A	3.72 Ac.	
	61	B	P.B. 187 P. 20653	03/05/98	Yes	No	30.10	Radial	223668	Trapezoidal	30.10	3.42 Ac.	
	62	B	P.B. 187 P. 20653	03/05/98	Yes	No	30.1	Radial	240x545	Trapezoidal	30.01	3.00 Ac.	?
Rolling Knolls	6	D	P.B. P. 20309	2-04-97	Yes	No	165	Perpendicular	165x228	Rectangular	165	0.86	600-65
	51	B	P.B. 122 P. 14338	6-30-83	Yes	No	608.54	Radial	367 x 493	Triangular	608.54	4.15 Ac.	
	52	B	P.B. 122 P. 14338	6-30-83	Yes	No	77.18	Perpendicular	239 x 603	Trapezoidal	77.18	3.31 Ac.	
	53	B	P.B. 122 P. 14338	6-30-83	Yes	No	40	Radial	561 x 462	Rectangular	40	5.95 Ac.	
	54	B	P.B. 122 P. 14338	6-30-83	Yes	No	29.61	Angular	210 x 729	Trapezoidal	29.61	3.52 Ac.	

Muncaster Manor	55	B	P.B. 122 P. 14338	6-30-83	Yes	No	40	Angular	197 x 729	Trapezoidal	40	3.30 Ac.
	56	B	P.B. 122 P. 14338	6-30-83	Yes	No	31.42	Angular	271 x 528	Triangular	31.42	3.29 Ac.
	15	A	P.B.119 P.14009	9-14-82	No	Yes	330	Perpendicular	330 x 376.91	Rectangular	330	2.89
	30	B	P.B. 105 P.12027	7-78	Yes	No	187.74	Radial	275 x 572	Trapezoidal	187.74	3.65 Ac.
	33	B	P.B.105 P.12027	7-78	Yes	No	110.00	Radial	393 x 409	Trapezoidal	110.00	3.69 Ac.
Rolling Knolls	1	D	P.B. 66 P. 5975	6-24-60	Yes	No	112	Perpendicular	104 x 220	Rectangular	112	0.55 Ac.
	2	D	P.B. 66 P. 5975	6-24-60	Yes	No	112	Perpendicular	96 x 226	Rectangular	112	0.50 Ac.
	3	D	P.B. 66 P. 5975	6-24-60	Yes	No	100	Perpendicular	100 x 220	Rectangular	100	0.50 Ac.
	4	D	P.B. 66 P. 5975	6-24-60	Yes	No	100	Perpendicular	100 x 220	Rectangular	100	0.50 Ac.
	5	D	P.B. 66 P. 5975	6-24-60	Yes	No	100	Perpendicular	100 x 220	Rectangular	100	0.50 Ac.
	11	A	P.B. 66 P. 5975	6-24-60	Yes	No	136.6	Radial	142 x 161	Rectangular	136.6	0.53 Ac.
	12	A	P.B. 66 P. 5975	6-24-60	Yes	No	120	Radial	135 x 200	Trapezoidal	120	
	Pt. 13	A	P.B. 66 P. 5975	6-24-60	Yes	No	115	Perpendicular	115 x 200	Rectangular	115	
Proposed Subdivision	65	B	N/A	N/A	No	Yes	60	Radial	552 x 1200	Trapezoidal	60	15.2 Ac.
	66	B	N/A	N/A	No	Yes	173	Radial	270 x 491	Trapezoidal	173	2.6 Ac.