



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

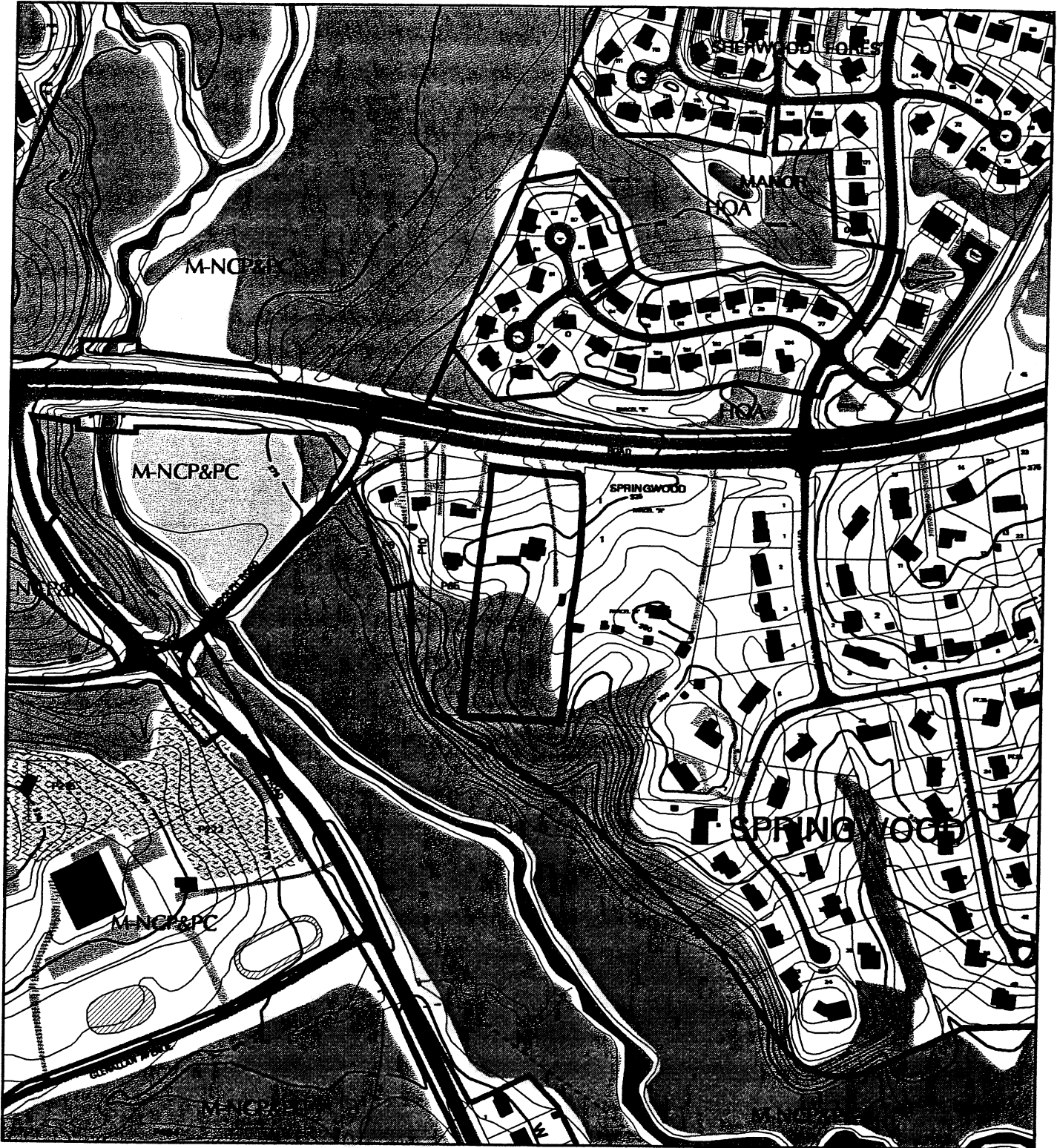
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for July 11, 2002.

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
YETLEY PROPERTY (1-02073)



Map compiled on January 20, 2002 at 12:15 PM | Site located on base sheet no - 216PW01

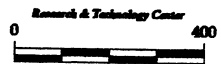
NOTICE

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-NCP&PC.

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

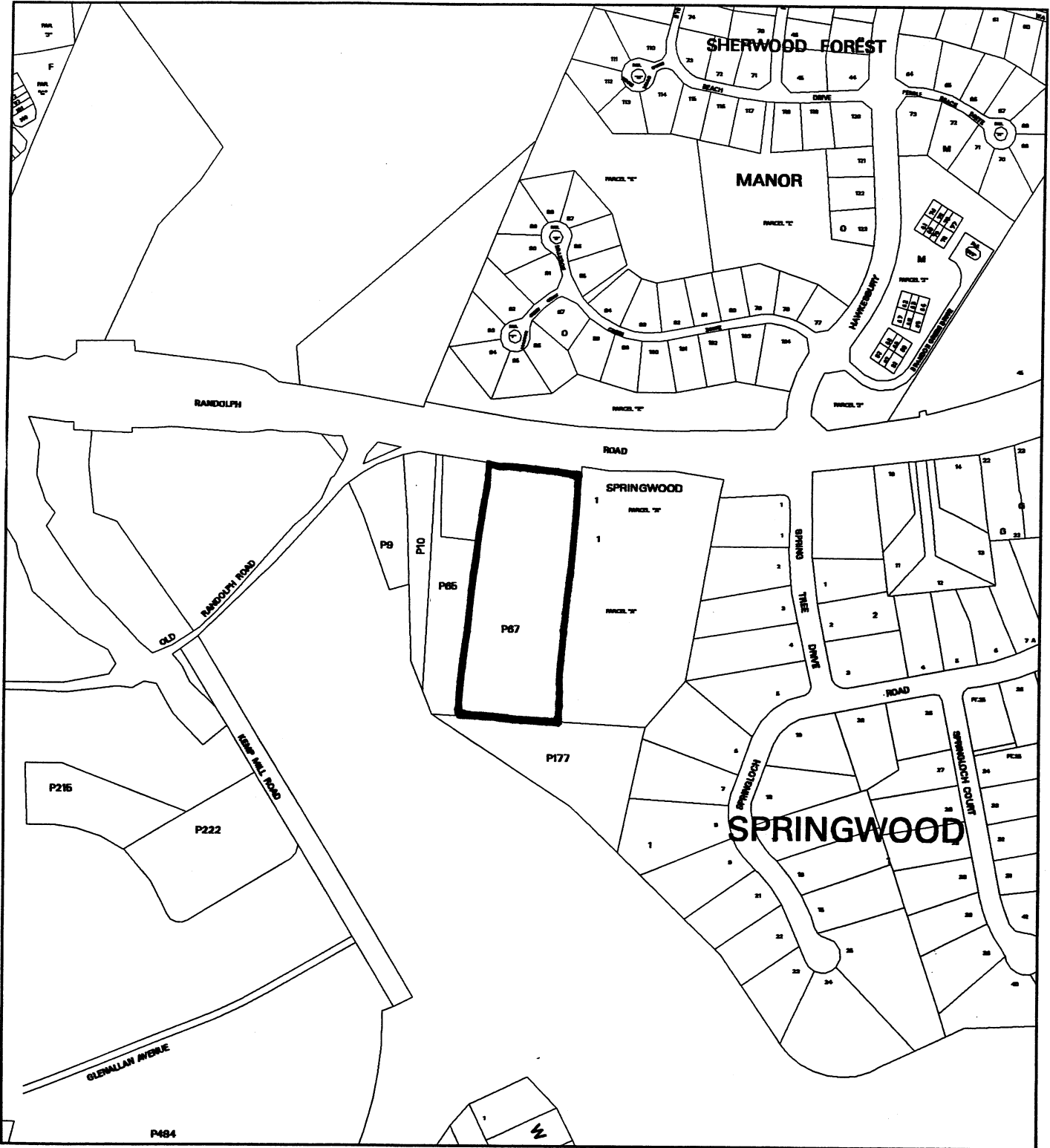
Key Map



1 : 4800

VICINITY MAP FOR

YETLEY PROPERTY (1-02073)



Map compiled on January 26, 2002 at 3:54 PM | Site located on base sheet no - 216N01

NOTICE

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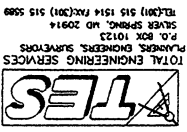
Key Map



Research & Technology Center



1:4800



Printing & Associates, Inc.
 Lead Printing Consultants
 1975 Sandy Spring Court
 Gaithersburg, MD 20877
 (301) 943-2338



REVISION :

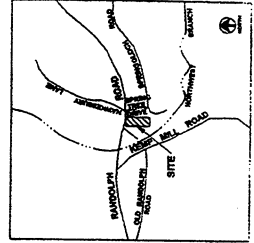
NO.	DATE	DESCRIPTION
1		LET PREPARED
2		FOR PERMITTING

PROJECT NAME
YETLEY PROPERTY
 520 RANDOLPH ROAD
 LOT #87
 SPRINGWOOD
 MONTGOMERY COUNTY, MARYLAND

DRAWING TITLE :

PRELIMINARY PLAN

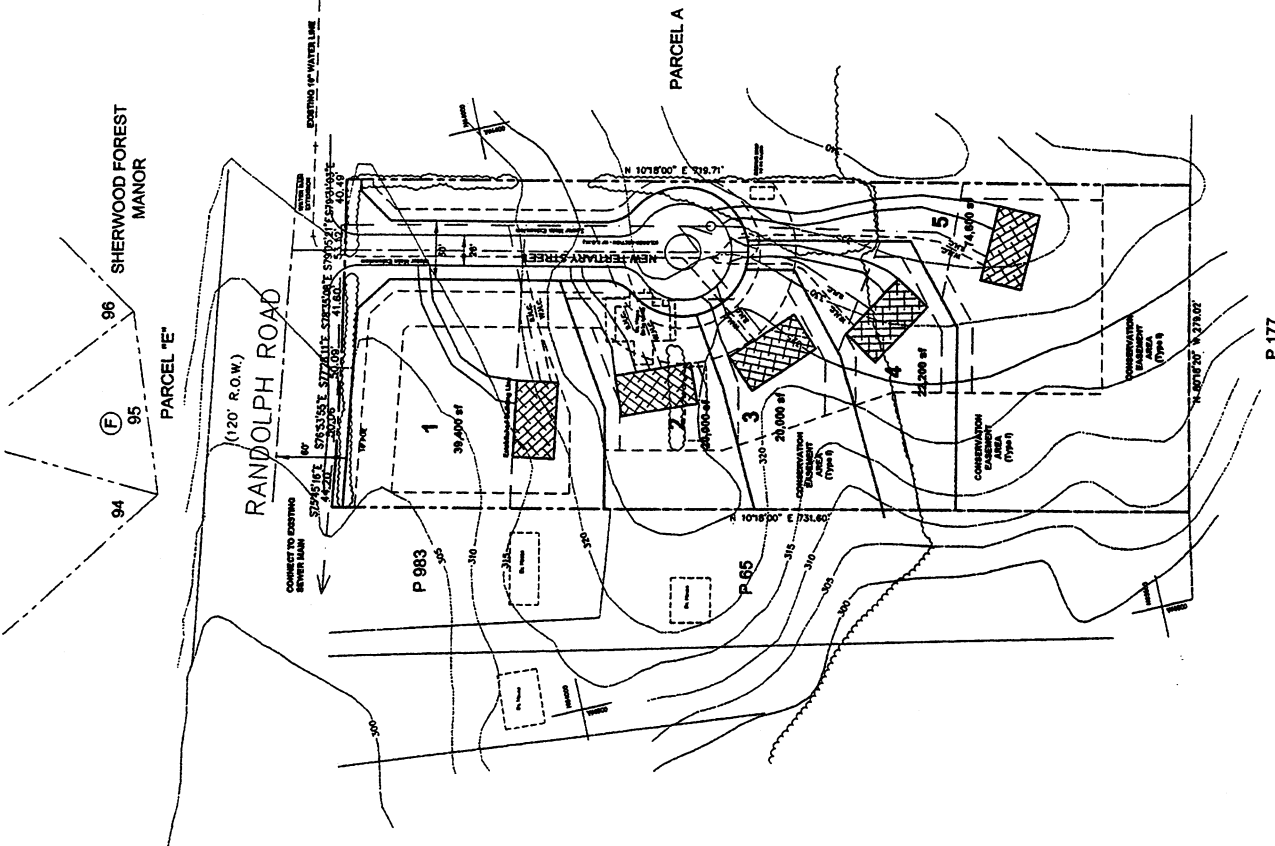
Scale: 1" = 2,000'



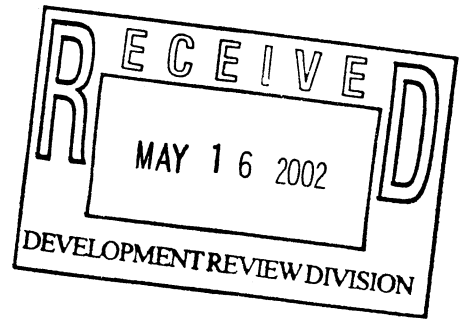
OWNER:
MERVIN J & E.A. YETLEY
 520 RANDOLPH ROAD
 SILVER SPRING, MARYLAND 20904
 381-822-5322

NOTES:

1. AREA OF PROPERTY - 4.83 ACRES
2. EXISTING ZONING - R-200
3. MINIMUM LOT SIZE ALLOWED - 20,000 SF
4. NUMBER OF LOTS SHOWN - 5
5. SITE TO BE SERVED BY PUBLIC WATER & SEWER
6. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
7. LOCATED IN NORTHWEST BRANCH WATERSHED
8. DEVELOPMENT STANDARDS (R-200):
 Frontyard - 40'
 Sideyards - 25' (12' MIN.)
 Rearyard - 30'
 Lot width @ building line - 100'
9. AREA DEDICATED TO STREETS - 0.56 AC
10. SITE TO BE SERVED BY: Washington Gas, Veriton, PEPCO



May 13, 2002



Montgomery County Dept of Park and Planning
8787 Georgia Avenue
Silver Spring, MD 20910-3760

To Whom It May Concern:

We are writing in regards to the proposed development of the Yetley Property (1-02073) located at 820 Randolph Road. As residents of Springwood, we have questions and concerns as to the impact of this development on our neighborhood and quality of life.

Firstly, what is the potential impact of this development on the sewage system? Has an assessment of the system capacity been conducted to ensure that the addition of 5 more structures in the vicinity will be adequately supported, without affecting the current homes? As homeowners at the base of the Springloch Road cul-de-sac (downhill from this development), formal acknowledgement on the state of the sewage system should be made available to the neighborhood.

Secondly, we are concerned about the environmental impacts of this development. Given the surrounding parkland and the stream restoration project recently completed by the Department of Natural Resources (using our tax dollars), the building of 5 more structures must be conducted in such a way as to minimize hazards to the local ecology. What are the plans to address the protection of trees, streams and wildlife in or close to the proposed development area?

Thirdly, what consideration has been given to the neighbors in the immediate area? Our understanding is that the existing homes are on well water. What water systems will the new homes use and will implementation be conducted in cooperation with the current homeowners? In addition, has any thought been given to the effects of more impermeable surfaces, due to more structures and driveways, on the rainwater run-off into neighboring lots?

Lastly, there are issues of quality of life. Traffic is an issue first and foremost in the minds of the Montgomery County taxpayers. Although the traffic impact of 5 homes may seem negligible, there comes a point at which the voting public must say that enough is enough. Increasing the traffic on Randolph Road, even in small increments, ultimately results in increased "cut-through" volume, and unsafe roads, in the Springwood, Meadowood and North Springbrook neighborhoods.

Thank you for the opportunity to voice our concerns. We trust that we will hear further news on the proposal and that the questions that we have, along with our neighbors, will be considered.

Sincerely,

A handwritten signature in cursive script that reads "Laura Turbe". The signature is written in black ink and is positioned above the printed names.

Laura Turbe
Tim Lee

May 5, 2002

830 Randolph Rd.
Silver Spring, MD 20904

Mr. Arthur Holmes, Planning Board Chairman
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RECEIVED
0757
MAY 08 2002

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Ref.: M-NCPPC File Number 1-02073

Dear Mr. Holmes,

We are writing in response to our notification the proposed development of the Yetley property at 820 Randolph Rd, which is currently under consideration by your commission. Our home is adjacent to the Yetley property along Randolph Rd., roughly west and downhill from the area proposed from development. We do not object to the fact of the development. We do have two particular concerns about the manner in which the development is conducted to bring to your attention. We are concerned by (1) the stormwater management waiver proposed by the builders, and (2) the potential impact of the development on our drinking water, which is derived from a relatively shallow well, as is the drinking water of three other homes to the west of the Yetley property. The details of our concerns are addressed below.

We object to the proposed stormwater management waiver for two reasons. First, the current stormwater management along this section of Randolph Road is already insufficient and poses a threat to Randolph Road commuters. Streams of water, crossing Randolph in a perpendicular manner, are created at regular intervals between Kemp Mill and Hammonton, along Randolph Road, every time it rains or when the snow melts. These streams pose a hazard to drivers and have contributed directly, in our opinion, to several fatal accidents along this stretch in recent years. These streams are created at the curb-cuts for Mr. Yetley's drive and our own, and at other points along Randolph, under the present stormwater management regime. This situation will only be exacerbated by failing to require stormwater management for the proposed development.

Second, the county should be aware that all of the properties between the Yetley property and the Northwest Branch, on the south side of Randolph, have well water and septic systems. Any additional stormwater runoff passes directly over our septic field, those of our neighbors, and into the Northwest Branch of the Anacostia River, which drains into the Chesapeake Bay. It would be unfortunate to increase water pollution in the Northwest Branch and the Bay through a failure to require stormwater management for the proposed Yetley development. We have addressed our concerns on stormwater management directly to the Montgomery County Department of Permitting Services.

We are further concerned that the proposed development of the Yetley property may have an adverse impact on the quality of our drinking water. Our drinking water, as well as that of our three neighbors, is derived from relatively shallow wells (60-100' in depth). We are concerned that the construction activity, the resulting increased imperviousness of the developed land, and the lack of stormwater management may harm the quality of our drinking water. We are neither hydrologists nor engineers, but we are not aware that the County or the Planning Commission has conducted any evaluation of the potential impact of this development on our drinking water. We ask that the county study the potential impact on our water supply prior to ensure that our water quality will not be harmed by the proposed development.

Finally, let us note that at least once per week we find it necessary to drive one mile or more on eastbound Randolph Road in order to be able to make a u-turn and proceed in a westbound direction. The proposed Yetley development will not contribute to any noticeable increase in Randolph Road traffic, but the Planning Commission should be aware that Randolph has become the outer Beltway to the detriment of Randolph Road residents.

In summary, we do not question Mr. Yetley's right to develop his property. We simply ask that the development be conducted in a manner that does no harm to the surrounding properties.

Sincerely,

Donald E. Reed + Barbara M. Reed

Donald E. and Barbara M. Reed

Item # 8
MCDPS

April 29, 2002

From: Grace R. Felton
840 Randolph Road
Silver Spring, Md. 20904

TO: DEVELOPMENT REVIEW DIVISION
Maryland National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, Maryland 20910

Re: Letter dated April 15, 2002 from Benning & Associates Inc.
to Grace R. Felton
re approval of a stormwater management WAIVER request

Reply: The subdivision of the Yetley property (1-02073) was replied to in my February 10, 2002 letter. Paragraph #2 of that letter sets forth that the wildlife is much in jeopardy if the subdivision is considered at all. We have counted as many as 20 deer coming from the wetland up thru our property to the Yetley property and into the woods where they bed down at night.

In paragraph 3 of the same letter the traffic problem must be seriously addressed. Unless the speed limit is altered from 40 miles per hour which is posted at the Kemp Mill Road traffic light, to the west, the egress and the entrance to the Yetley properties as well as the adjoining Korean church property will pose extreme hazards.

The Felton property has a steep runoff next to the Yetley property which, if construction on the subdivision were to start, would cause an extreme run off of silt both over our property as well as that of the Minor property adjoining us to the West.

With the construction of 5 homes on the Yetley subdivision the noise and the earth construction dirt would filter constantly onto the surrounding area for the duration of the construction of the houses which could last one or more years.

Since the Benning & Associates letter was directed to me, it is necessary to send them a copy of this letter as well as a copy to Mr. Brush at the MCDPS Water Resources Section.

Sincerely,



Grace R. Felton
Phone: 301-622-5814

TO: DEVELOPMENT REVIEW DIVISION
Maryland National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, Maryland, 20910

RE: BENNING AND ASSOCIATES. INC.
Land Planning Consultants
Colesville-WhiteOak & Vicinity

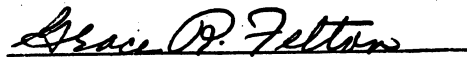
PROJECT NAME: PRELIMINARY PLAN FOR YETLEY PROPERTY
I - 02073
820 Randolph Road
Silver Spring, Maryland 20904

The Plan to subdivide the Yetley Property into 5 lots and 3 Outlots was received by me, Grace R. Felton, 840 Randolph Road, S.S.Md. 20904 on February 7, with a postmark of February 6, 2002.

I am one of the two adjacent property owners and I object to this subdivision for the following reasons:

1. I have lived in my home for 45 years and have well water pumped into my house.
The underground source of this water may be seriously damaged by the necessary ground preparation and digging for basements and leveling of lots for the proposed houses which would be constructed on the Yetley property.
2. The woods on the south and east sides of the Yetley property will have to be removed to allow for the planned roadway. The wildlife will be driven from their habitats. Many deer bedding down in these forests will vanish; squirrels, chipmunks, foxes, raccoons as well as many varieties of birds will be driven away.
3. The new Tertiary Street as indicated on the Preliminary Plan will exit onto Randolph Road, already crammed with traffic and with no close Traffic Light on Randolph Road except the one located some distance to the west, namely the traffic light at Kemp Mill Road. The plan for 5 or 5 to 8 homes and the possibility of 2 cars per home using the entrance/exit on a regular basis will be a constant hazard both to the subdivision traffic as well as the Randolph Road traffic.
4. The rear of houses Number 3, 4, and 5 will be the sights most visible to my house, whereas the present views have been clear and pleasant. The sacrifice of privacy to my home from the rear of these three homes in particular, with clear visibility into my home, my two porches and my property from the 30 feet (Rearyard 30' cited on the Preliminary Plan) are very objectionable.
5. The time required for this subdivision to be completed will no doubt extend thru several seasons, and cause much dirt and dust in the air for a long period.

SUBMITTED BY: Mrs. Grace R. Felton
840 Randolph Road
Silver Spring, Maryland 20904



February 10, 2002

TO: DEVELOPMENT REVIEW DIVISION
Maryland National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, Maryland, 20910

RE: BENNING AND ASSOCIATES. INC.
Land Planning Consultants
Colesville-WhiteOak & Vicinity

PROJECT NAME: PRELIMINARY PLAN FOR YETLEY PROPERTY

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820 Randolph Road
Silver Spring, Maryland 20904

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SUBMITTED BY: Mrs. Grace R. Felton
840 Randolph Road
Silver Spring, Maryland 20904

Grace R. Felton

February 10, 2002