



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 10

12-12-02

MEMORANDUM

DATE: December 6, 2002

TO: Montgomery County Planning Board

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

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

REVIEW TYPE: Preliminary Plan Application

APPLYING FOR: Six (6) Single Family Residential Lots

PROJECT NAME: Poplar Hill

CASE NO. 1-03010

REVIEW BASIS: Chapter 50, Sections 50-29(b)(2) and Section 50-39 of the Montgomery County Subdivision Regulations
Chapter 59-C-9.5 Montgomery County Zoning Ordinance

ZONE: Rural Cluster (RC)

LOCATION: West Side of Poplar Hill Road, Approximately 150 Feet South of Arminio Court

VICINITY: Potomac

APPLICANT: Mr. And Mrs. Frederick Schuyler
Mr. And Mrs. Joseph LaFleur and
Mr. Chun Lau

SUBMITTED: September 10, 2002

HEARING DATE: December 12, 2002

STAFF RECOMMENDATION: Denial, Pursuant to Sections 50-29(b)(2) and Section 50-39 of the Subdivision Regulations and Chapter 59 Section 59-C-9.5 of the Zoning Ordinance

PROJECT DESCRIPTION: Vicinity

The proposed resubdivision application is located in the Harlow Subdivision in an area currently zoned Rural Cluster. The subject property is located on the east side of Poplar Hill Road approximately 150 feet south of Armino Court. The lots in the original subdivision were recorded in 1946. The lots on the west side of Poplar Hill Road were recorded in 1990. Poplar Hill Road is a Rustic Road varying in width. The area was originally classified in the Rural zone prior to adoption of the 1981 Potomac Subregion Sectional Map Amendment when it was reclassified the area to Rural Cluster. The most recent 2002 Sectional Map Amendment for the Potomac Subregion retained the Rural Cluster zoning.

PROJECT DESCRIPTION: Proposal

This preliminary plan application requests the resubdivision of Part of Lot 7 (N161), the adjacent remainder of resubdivided Lot 7 (N122) and Part of Lot 8 (N324). Each of the lots is under separate ownership and comprises a total of 30.9 acres. There are two (2) existing single family homes located on the subject site. One (1) dwelling is located on N324 and the other is located on N122. These dwellings are located primarily to the rear third of the properties. The proposed application requests the resubdivision of this site into six (6) lots. The proposed four (4) new lots would be located up front on the property along Poplar Hill Road. The plan proposes retaining the existing dwellings on the site. The individual dwellings would be served by a series on common driveways. The required sixty (60) percent open space requirement is met by providing and eighteen (18) acre open space easement within and around the subject property.

Prior Consideration By The Planning Board

In November 2001 the applicants submitted a pre-preliminary plan application for the subject property. The pre-preliminary plan differs from the preliminary plan being considered under the current application. The pre-preliminary plan showed only three (3) of the proposed four (4) new dwellings along Poplar Hill Road. The fourth dwelling unit was proposed towards the rear of the northern end of the property. This development pattern was similar to the development pattern that exists with the existing units on the site.

On May 3, 2001 the preliminary plan application was presented to the Planning Board at the request of the applicant to seek the Boards advice on the proposed resubdivision prior to submitting a preliminary plan. The Board heard testimony from both the staff and the applicant. Some Board members expressed their concerns with the openspace, lot layout and the resubdivision precedent on neighboring properties. The Board voted in favor of the applicant submitting a preliminary plan application. A copy of the approved minutes of the May 3, 2001 hearing is attached to this memorandum.

DISCUSSION OF ISSUES TO DATE:

Conformance to Chapter 50, Section 50-29 (b) (2), Resubdivision Criteria

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, size, shape, width, area and suitability for residential use as other lots within the existing block, neighborhood or subdivision."

This application is a request to resubdivide the three existing lots into six reconfigured lots. The applicant has submitted an analysis of the Harlow Subdivision and the abutting Spring Meadows Subdivision, in which a comparison is made of the proposed lot configurations with 55 lots and parts of lots within the defined neighborhood. The tabular summary is attached to this memorandum

Staff has defined the neighborhood as all of the recorded lots confronting and adjacent to the subject site. Within the area analyzed by staff there have been three resubdivisions. Two of which, have used the cluster provision in the zone, with an average lot size of 2 acres and have provided the required open space. The property immediately north of the subject site was resubdivided and recorded as Seneca Meadows in 1986. In 1991, the confronting lots on Poplar Hill Road were resubdivided and recorded as the Harlow Subdivision. The property to the south of the defined neighborhood, lots 13, 14 and 15 on Poplar Hill Road were the result of a resubdivision in 1979 and is known as the Harlow Subdivision. The average lot size is 5 acres.

Conformance to Chapter 59, Section 59-C-9.5, Cluster Development, Zoning Ordinance

Section 59-C-9.5 of the Zoning Ordinance outlines the purpose and intent of the Rural Cluster Zone. The section states that:

"The purpose of the cluster method of development is to provide greater flexibility in achieving a compatible mixture of agricultural and residential uses and to protect scenic and environmentally sensitive area without jeopardizing farming or other agricultural use on a portion of the property or on adjacent or nearby properties."

Section 59-C-9.53 – Guidelines, provides further guidance on the vision of the cluster open space and states in subsection (a):

The plan of cluster must locate and arrange residential development so as to protect, to the maximum extent reasonable, that portion of the tract appropriate for open space, farming or other permissible uses....”

Conformance to Section 50-39, Residential Cluster Subdivision, Subdivision Regulations

This section of the Subdivision Regulations also provides guidance on the purpose, character, and procedures for processing cluster subdivisions. In making a determination as to the appropriateness of cluster for a given property, the Planning Board must consider among others:

- Influence of the proposed development on adjacent or nearby, existing and future development
- The spatial relationship of the buildings and common open space
- The location, character and area of the open space and its usefulness for recreational or other permitted use

CONCLUSION

Staff has reviewed the proposed application under the “Resubdivision Criteria” and concludes the application does not conform to the provisions of this section. This application for resubdivision, unlike the other resubdivisions which have occurred in the defined neighborhood, would, in staffs estimation, set a redevelopment precedent for the recorded lots on the east side of Poplar Hill Road. The resulting subdivision creates lots of a pipestem configuration. This lot configuration is not common on the west side or the east side of Poplar Hill Road

The development pattern suggested under this application creates a situation that does not lend itself to a supportable cluster plan. Staff does conclude that the preliminary plan does provide a better open space configuration than did the pre-preliminary application. The applicant’s desire to retain the existing dwelling units does limit the ability to provide useable, contiguous open space. The typical lot pattern that has evolved on the west side of Polar hill Road is that of clustering lots along the road frontage, with the bulk of the property in opens pace. As is demonstrated by the neighborhood location maps, the open space areas are individual parcels and not easements on existing properties. This pattern has served to protect the stream valley by located the residential out of the sensitive areas. The applicants have improved upon the first submission of the pre-preliminary plan by relocating the proposed new lots along the Poplar Hill Road frontage but have not sufficiently proven that the open space areas are readily accessible or useful to the surrounding development

ATTACHMENTS

Location Map	6
Site Development Map	7
Neighborhood Delineation	8
May 3, 2001 Planning Board Hearing Minutes	9
Tabular Summary	10 -

No Citizen Correspondence has been submitted to the file

VICINITY MAP FOR
POPLAR HILL (1-03010)



Map compiled on September 24, 2002 at 9:26 AM | Site located on base sheet no - 219NW15

NOTICE

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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.

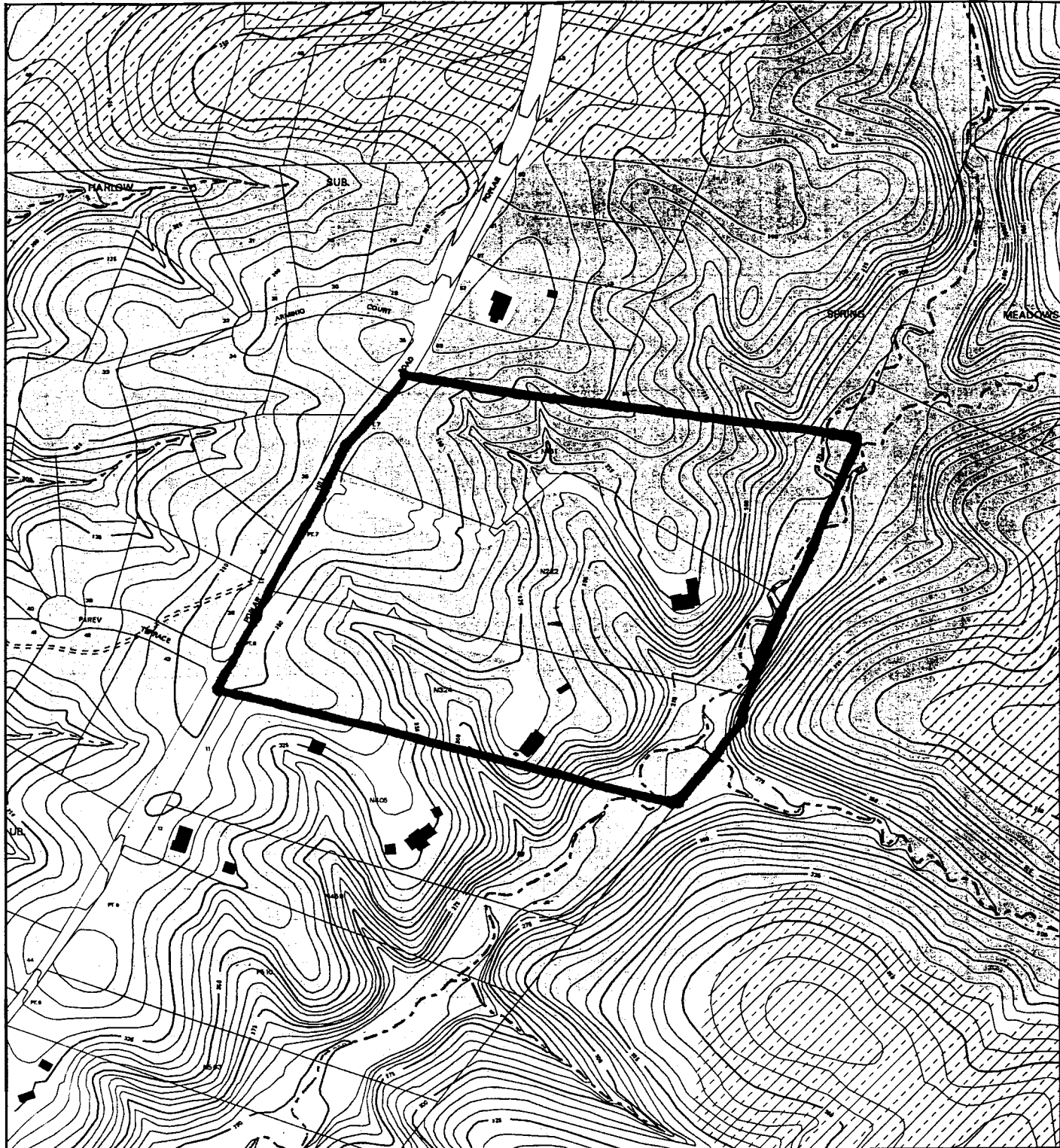
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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 POPLAR HILL (1-03010)



Map compiled on September 24, 2002 at 10:28 AM | Site located on base sheet no - 219NW15

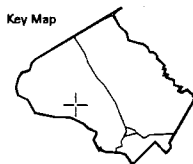
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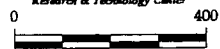
Key Map



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Research & Technology Center



1 : 4800

CORRECTION OF THE SITE LOCATION
 The site location was corrected to the actual location of the property as shown on the aerial photograph.

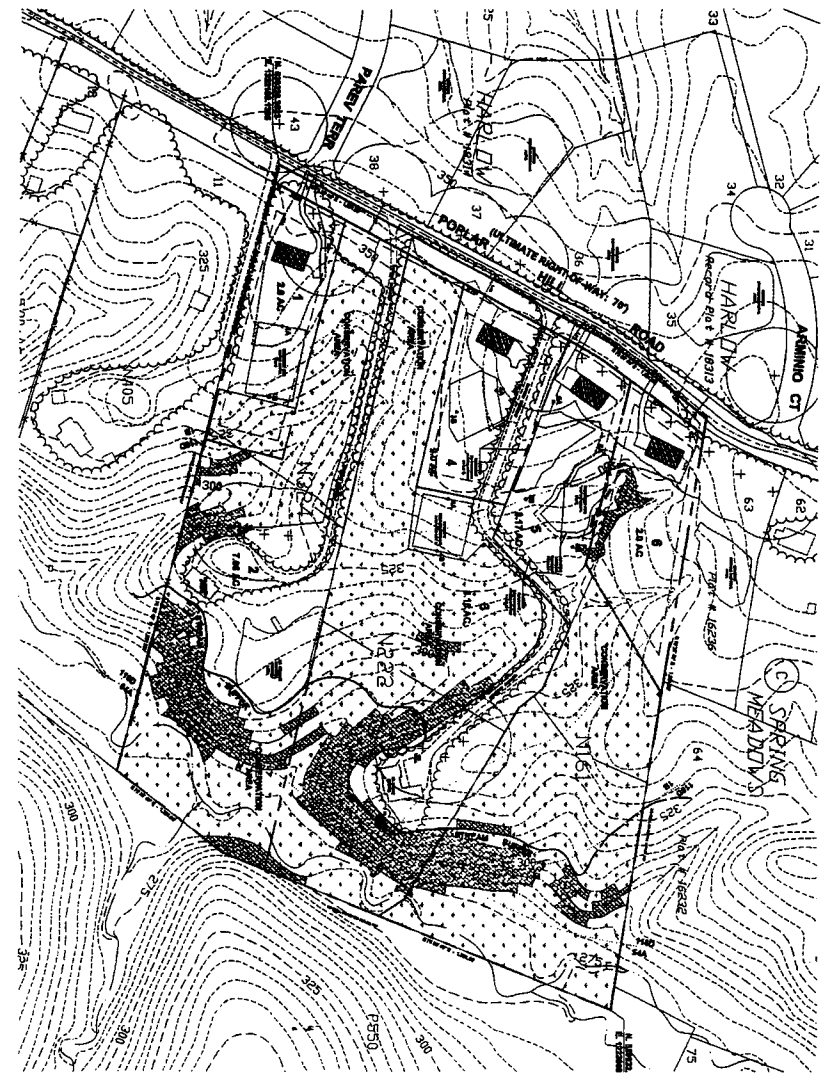
[Signature]
 Date: _____



Project's Schedule
 The proposed construction schedule is as follows:

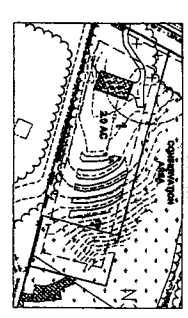
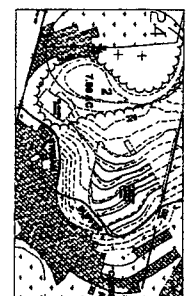
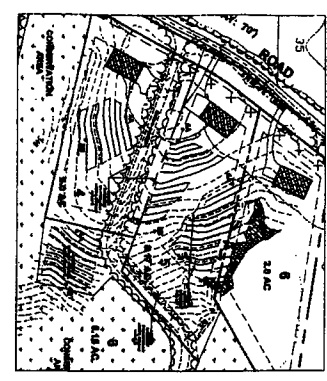
LEGEND
 (various symbols and patterns for lot lines, easements, etc.)

NOTE
 The Final Construction Documents will be prepared and submitted to the relevant authorities for review and approval.



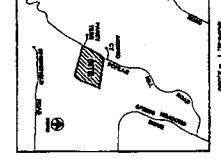
SEWAGE DISPOSAL SYSTEM - DESIGN DATA

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
2	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
3	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
4	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
5	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
6	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
7	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
8	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
9	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
10	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
11	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
12	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
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16	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
17	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
18	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
19	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825
20	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825	3825



- NOTES:**
1. AREA OF PROPERTY - 38.9 ACRES
 2. EXISTING ZONING - RURAL CLUSTER (R2)
 3. NUMBER OF LOTS PROPOSED - 20
 4. METHOD OF DEVELOPMENT - CLUSTER
 5. AREA DEDICATED TO PUBLIC STREET - 0.33 AC
 6. OPEN SPACE REQUIRED FOR CLUSTER OPTION @ 0.25% - 9.73 AC
 7. NET TRACT AREA - 38.9 AC
 8. MINIMUM LOT SIZE PERMITTED - 4000 SQ FT
 9. EXISTING BARRIERS A WATER SERVICE CATEGORIES - S-1, W-4
 10. MINIMUM SETBACK REQUIREMENTS (FO):
 Frontyards - 30' TOTAL, 17' MINIMUM
 Sideyards - 20'
 Rearyards - 20'
 11. SITE TO BE SERVED BY Verizon, BEPCO, W. Gas (as available)
 12. SOURCE OF WATER INFORMATION:
 MARYSGR 20-SCALE SHEET 2180A15

CONSULTANTS
 FREDERICK J. SCHWILKE
 JOSEPH D. LAVARONE, JR. &
 GARY A. COHEN & ASSOCIATES
 ALLEN MILLER & COMPANY
 2002-0000



PRELIMINARY PLAN POPLAR HILL

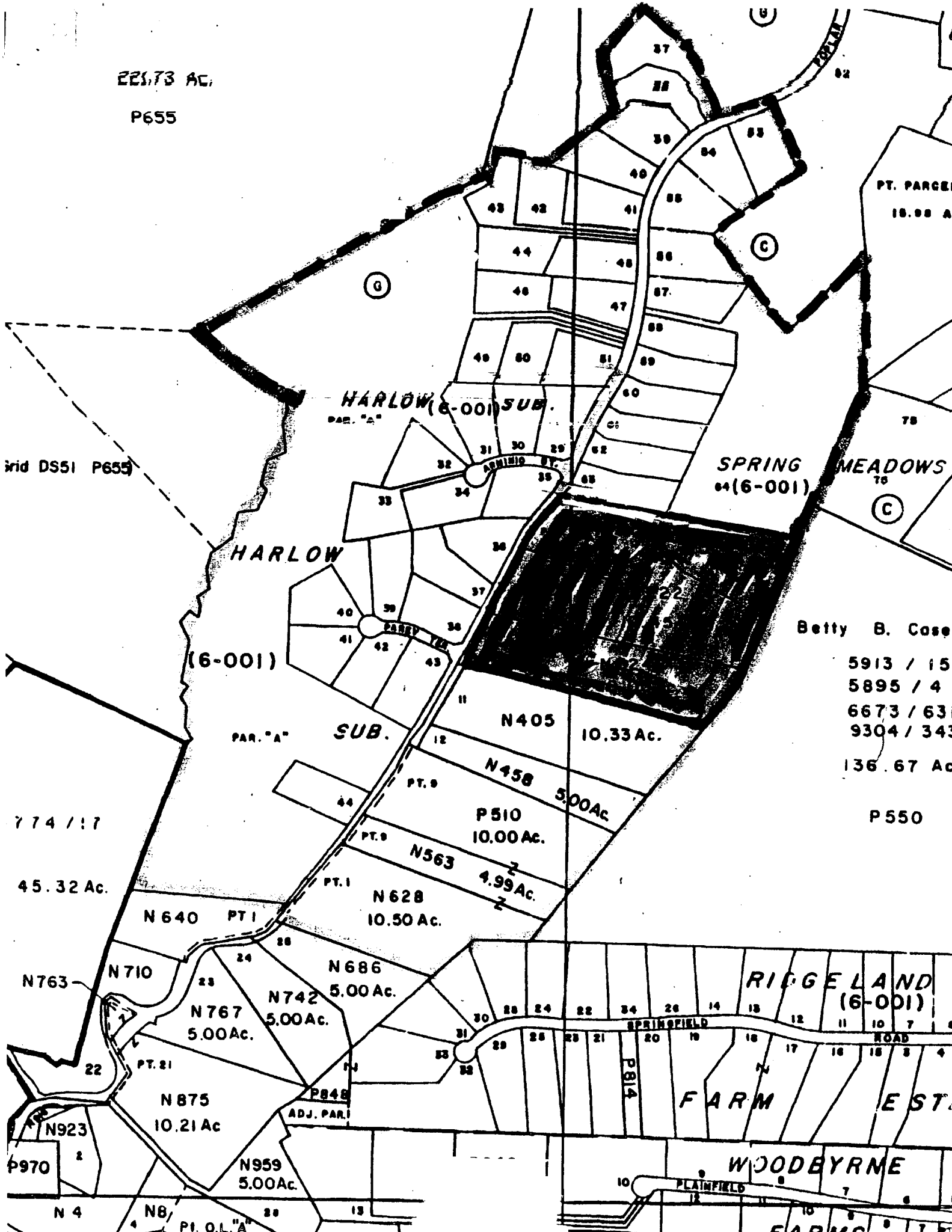
Montgomery County, Maryland

B&A
 Benning & Associates, Inc.
 Land Planning Consultants
 1655 Sandy Grove Court
 Gaithersburg, MD 20877
 (301) 984-1000

date: JULY 2002
 scale: 1" = 100'

225.73 AC.

P655



PT. PARCEL
18.00 A

HARLOW (6-001) SUB.
PAR. "A"

SPRING MEADOWS
(6-001)

HARLOW

(6-001)

PAR. "A" SUB.

N 405 10.33 Ac.

N 458 5.00 Ac.

P 510 10.00 Ac.

N 563 4.99 Ac.

N 628 10.50 Ac.

N 686 5.00 Ac.

N 742 5.00 Ac.

N 767 5.00 Ac.

N 875 10.21 Ac.

N 959 5.00 Ac.

Betty B. Case
5913 / 15
5895 / 4
6673 / 631
9304 / 343
136.67 Ac

P 550

RIGGELAND
(6-001)

SPRINGFIELD ROAD

FARM EST.

WOODBYRNE

PLAINFIELD

FARMS

irid DS51 P655

774 1:7

45.32 Ac.

N 763

N 710

N 923

P 970

N 4

N 8

PI. O.L. "A"

4. **Pre-Preliminary Plan No. 7-01011 – Harlow Subdivision (Resubdivision)**

Rural Cluster; Six (6) Lots Requested (Single-Family Detached Dwelling Units); 30.90 Acres Private Septic and Private Well

East Side of Poplar Hill Road Approximately 150 Feet South of Arminio Court

Policy Area: Rural (Darnestown and Vicinity)

APPLICANTS: Mr. And Mrs. F. Schuyler, Mr. And Mrs. J. LaFleur, Mr. C. Lau
ENGINEER: Perrine Planning and Zoning
ATTORNEY: Miller, Miller and Canby

Staff Recommendation: Objections to the Submission of a Preliminary Plan Application

(See Staff Report)

BOARD ACTION

Motion: BRYANT/HOLMES

Vote:

Yea: 4-0

Nay:

Other: PERDUE ABSENT

Action: CONTRARY TO THE STAFF RECOMMENDATION, EXPRESSED NO OBJECTIONS TO SUBMISSION OF A PRELIMINARY PLAN OF SUBDIVISION.

In opening remarks, Development Review staff noted that in submitting a pre-preliminary plan the applicant is seeking advice from the Board as to the likelihood that a preliminary plan, if submitted, would be approved. In reviewing the proposed resubdivision to resubdivide three lots to create six lots, staff explained that staff objects to submission of a preliminary plan of subdivision because, in staff's view, the proposal does not conform with the resubdivision criteria because of the use of pipestem lots; further, staff questions whether the proposal is a viable cluster development because of the placement of the lots and the disjointed, rather than contiguous, open space. Staff distributed supplemental materials, including a location map showing a revised definition of the neighborhood for purposes of applying the resubdivision criteria and a chart comparing the proposed lots to the existing lots in the neighborhood in terms of those seven resubdivision criteria. Responding to questions from the Board, staff noted that retaining the existing homes affects the lot layout and the results of the percolation tests for the septic systems may cause the lot layout to change.

4. Pre-Preliminary Plan No. 7-01011 – Harlow Subdivision (Resubdivision)

CONTINUED

Mr. Jody Kline, attorney representing the applicant, and Mr. Phil Perrine, the land planning consultant, used various exhibits to discuss the topography and environmental features of the site, noting that the lot layout is related to the attempt to preserve trees, protect environmentally sensitive areas, and retain agriculture as a viable option for the property. Mr. Kline noted that the vistas from the road will be preserved and the open space areas will be reserved for use of all property owners through covenants on the lots.

Staff reiterated that staff would prefer to have larger contiguous areas of open space, rather than the fragmented open space area in the plan, and more clustered development.

Chairman Hussmann said he could support the plan because, in his view, there is no clear pattern of development in the neighborhood that needs to be followed and the plan is very environmentally sensitive.

Commissioner Bryant suggested that the proposal would not set a precedent for resubdivision of adjacent properties and, therefore, he would be willing to review a preliminary plan of subdivision. He recommended that the applicant cluster the houses as much as possible.

Vice Chairman Holmes noted that much will depend on the final location of homes as a result of the percolation tests.

Resubdivision Criteria: Poplar Hills Lots 1-6

Lot #	Frontage	Alignment	Size	Shape	Width	Area	Suitability
Proposed Lots							
1	168'	Perpendicular	2.0 AC	Rectangular	168'	1.3 AC	RC
2	148'	Perpendicular	7.86 AC	Rectangular	330'	2.2 AC	RC
3	131'	Perpendicular	8.15 AC	Rectangular	384'	2.0 AC	RC
4	248'	Perpendicular	2.0 AC	Rectangular	248'	1.3 AC	RC
5	154'	Perpendicular	8.17 AC	Rectangular	154'	1.2 AC	RC
6	188'	Perpendicular	2.0 AC	Rectangular	188'	1.3 AC	RC

TABULAR SUMMARY OF NEIGHBORHOOD CHARACTERISTICS

SUBDIVISION	BLOCK	LOT #	PLAT BOOK NO.	DATE RECORDED	ORIG. SUBDIV	RESUB.	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH AT STREET	AREA	COMMENT
HARLOW	-	23	-- 12460	MAR. 1979	N	Y	574'	ANGLED W/STREET	485x872	TRIANGULAR	574'	5.0016 ACRES	
HARLOW	-	24	-- 12460	MAR. 1979	N	Y	224'	ANGLED W/STREET	300x740	RECTANGULAR	224'	5.0041 ACRES	
HARLOW	-	25	-- 12460	MAR. 1979	N	Y	159'	ANGLED W/STREET	290x700	RECTANGULAR	159'	5.0084 ACRES	
HARLOW	-	P1	29 1818	SEPT. 1946	N	Y	530'	PERPENDICULAR W/STREET	490x990	RECTANGULAR	530'	10.50 ACRES	DIMENSNS. SCALED FROM TAX MAP
HARLOW	-	P9	29 1818	SEPT. 1946	N	Y	180'	PERPENDICULAR W/STREET	180x1120	RECTANGULAR	180'	4.99 ACRES	DIMENSNS. SCALED FROM TAX MAP
HARLOW	-	P9	29 1818	SEPT. 1946	N	Y	445'	PERPENDICULAR W/STREET	400x1120	RECTANGULAR	445'	10.00 ACRES	DIMENSNS. SCALED FROM TAX MAP
HARLOW	-	12	-- 10702	MAR. 1979	N	Y	151'	PERPENDICULAR W/STREET	190x1174	RECTANGULAR	151'	5.0000 ACRES	
HARLOW	-	11	-- 10702	MAR. 1979	N	Y	355'	PERPENDICULAR W/STREET	365x1239	RECTANGULAR	355'	10.3317 ACRES	
HARLOW	-	P8	29 1818	SEPT. 1946	N	Y	300'	PERPENDICULAR W/STREET	300x1350	RECTANGULAR	300'	10.00 ACRES	DIMENSNS. SCALED FROM TAX MAP
HARLOW	-	P7	29 1818	SEPT. 1946	N	Y	400'	PERPENDICULAR W/STREET	400x1350	RECTANGULAR	400'	10.45 ACRES	DIMENSNS. SCALED FROM TAX MAP
HARLOW	-	P7	29 1818	SEPT. 1946	N	Y	330'	PERPENDICULAR W/STREET	350x1300	IRREGULAR	330'	10.45 ACRES	DIMENSNS. SCALED FROM TAX MAP
HARLOW	-	PAR A	-- 18315	MAY 1990	N	Y	1140'	VARIABLES W/STREET	750x2800	IRREGULAR	1140'	46.4380 ACRES	DIMENSNS. SCALED FROM TAX MAP

TABULAR SUMMARY OF NEIGHBORHOOD CHARACTERISTICS

SUBDIVISION	BLOCK	LOT #	R & L PLAT BOOK NO	DATE RECORDED	ORIG. SUBDV	RESUB.	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH AT STREET	AREA	COMMENT
HARLOW	-	36	-- 18314	MAY 1990	N	Y	389'	PERPENDICULAR W/STREET	370x370	TRIANGULAR	389'	2.0688 ACRES	
HARLOW	-	37	-- 18314	MAY 1990	N	Y	137'	PERPENDICULAR W/STREET	190x480	IRREGULAR	137'	2.0531 ACRES	
HARLOW	-	38	-- 18314	MAY 1990	N	Y	556'	PERPENDICULAR W/STREET	230x360	RECTANGULAR	354'	2.0710 ACRES	212' ALONG POPLAR HILL RD
HARLOW	-	39	-- 18314	MAY 1990	N	Y	137'	PERPENDICULAR W/STREET	200x440	RECTANGULAR	137'	2.0095 ACRES	
HARLOW	-	40	-- 18314	MAY 1990	N	Y	59'	ANGLED W/STREET	250x390	IRREGULAR	59'	2.000 ACRES	
HARLOW	-	41	-- 18314	MAY 1990	N	Y	62'	ANGLED W/STREET	290x340	IRREGULAR	62'	2.0686 ACRES	
HARLOW	-	42	-- 18314	MAY 1990	N	Y	258'	PERPENDICULAR W/STREET	220x390	RECTANGULAR	258'	2.0000 ACRES	
HARLOW	-	43	-- 18314	MAY 1990	N	Y	667'	PERPENDICULAR W/STREET	230x430	RECTANGULAR	252'	2.4213 ACRES	415' 415' ALONG POPLAR HILL RD
HARLOW	-	44	-- 18315	MAY 1990	N	Y	206'	PERPENDICULAR W/STREET	206x432	RECTANGULAR	206'	2.0000 ACRES	

LAFLEUR PROPERTY AS PROPOSED

HARLOW	-	7a	29 1818	SEPT. 1946	N	Y	325'	PERPENDICULAR W/STREET	270x750	RECTANGULAR	325'	5.1 ACRES	
HARLOW	-	7b	29 1818	SEPT. 1946	N	Y	25'	FLAG W/STREET	360x600	IRREGULAR	25'	5.1 ACRES	

TABULAR SUMMARY OF NEIGHBORHOOD CHARACTERISTICS

SUBDIVISION	BLOCK	LOT #	D & P PLAT BOOK NO.	DATE RECORDED	ORIG. SUBDV	RESUB.	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH AT STREET	AREA	COMMENT
HARLOW	-	29	-- 18313	MAY 1990	N	Y	552'	PERPENDICULAR W/STREET	215x405	RECTANGULAR	352'	2.2021 ACRES	352' ALONG POPLAR HILL RD
HARLOW	-	30	-- 18313	MAY 1990	N	Y	84'	PERPENDICULAR W/STREET	300x740	RECTANGULAR	84'	2.0000 ACRES	
HARLOW	-	31	-- 18313	MAY 1990	N	Y	147'	PERPENDICULAR W/STREET	215x400	RECTANGULAR	147'	2.0000 ACRES	
HARLOW	-	32	-- 18313	MAY 1990	N	Y	29'	ANGLED W/STREET	270x365	TRIANGULAR	29'	2.0409 ACRES	
HARLOW	-	33	-- 18313	MAY 1990	N	Y	29'	FLAG W/STREET	240x290	RECTANGULAR	180'	2.0000 ACRES	
HARLOW	-	34	-- 18313	MAY 1990	N	Y	515'	PERPENDICULAR W/STREET	220x425	RECTANGULAR	515'	2.0360 ACRES	
HARLOW	-	35	-- 18313	MAY 1990	N	Y	647'	PERPENDICULAR W/STREET	280x390	RECTANGULAR	272'	2.0093 ACRES	272' ALONG POPLAR HILL RD
SPRING MEADOWS SPR MWS	G	37	-- 16231	MAY 1985	N	Y	60'	FLAG W/STREET	220x420	IRREGULAR	60'	3.0000 ACRES	
		38	-- 16231	MAY 1985	N	Y	100'	"L" SHAPE W/STREET	210x580	IRREGULAR	100'	2.0000 ACRES	

TABULAR SUMMARY OF NEIGHBORHOOD CHARACTERISTICS

SUBDIVISION	BLOCK	LOT #	PLAT BOOK & LOT NO.	DATE RECORDED	ORIG. SUBDIV.	RESUB.	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH AT STREET	AREA	COMMENT
SPRING MEADOWS	C	63	-- 16236	MAY 1985	N	Y	200'	PERPENDICULAR W/STREET	186x520	RECTANGULAR	200'	2.07645 ACRES	
SPR MWS	C	62	-- 16236	MAY 1985	N	Y	176'	PERPENDICULAR W/STREET	160x530	RECTANGULAR	176'	2.04114 ACRES	
SPR MWS	C	61	-- 16236	MAY 1985	N	Y	175'	PERPENDICULAR W/STREET	160x520	RECTANGULAR	175'	2.03886 ACRES	
SPR MWS	C	60	-- 16236	MAY 1985	N	Y	146'	PERPENDICULAR W/STREET	160x510	RECTANGULAR	146'	2.01417 ACRES	
SPR MWS	C	59	-- 16236	MAY 1985	N	Y	170'	PERPENDICULAR W/STREET	170x510	RECTANGULAR	170'	2.03181 ACRES	
SPR MWS	C	58	-- 16236	MAY 1985	N	Y	159'	PERPENDICULAR W/STREET	180x490	RECTANGULAR	159'	2.01551 ACRES	
SPR MWS	C	64	-- 16232	MAY 1985	N	Y	50'	FLAG W/STREET	650x1200	IRREGULAR	50'	20.01053 ACRES	
SPR MWS	C	57	-- 16235	MAY 1985	N	Y	164'	PERPENDICULAR W/STREET	365x1239	RECTANGULAR	164'	2.00000 ACRES	
SPR MWS	C	56	-- 16235	MAY 1985	N	Y	240'	PERPENDICULAR W/STREET	300x1350	RECTANGULAR	240'	2.29040 ACRES	
SPR MWS	C	55	-- 16235	MAY 1985	N	Y	392'	PERPENDICULAR W/STREET	400x1350	RECTANGULAR	392'	2.34348 ACRES	
SPR MWS	C	54	-- 16235	MAY 1985	N	Y	310'	PERPENDICULAR W/STREET	350x1300	RECTANGULAR	310'	2.06227 ACRES	
SPR MWS	C	53	-- 16235	MAY 1985	N	Y	250'	PERPENDICULAR W/STREET	750x2800	RECTANGULAR	250'	2.23511 ACRES	

TABULAR SUMMARY OF NEIGHBORHOOD CHARACTERISTICS

SUBDIVISION	BLOCK	LOT #	PLAT BOOK & LOT NO	DATE RECORDED	ORIG. SUBDIV	RESUB.	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH AT STREET	AREA	COMMENT
SRPING MEADOWS	G	51	-- 16230	MAY 1985	N	Y	200'	PERPENDICULAR W/STREET	240x340	RECTANGULAR	200'	2.01778 ACRES	
SPR MWS	G	50	-- 16230	MAY 1985	N	Y	25'	FLAG W/STREET	220x330	RECTANGULAR	25'	2.01497 ACRES	
SPR MWS	G	49	-- 16230	MAY 1985	N	Y	25'	FLAG W/STREET	200x350	RECTANGULAR	25'	2.05222 ACRES	
SPR MWS	G	48	-- 18229	MAY 1985	N	Y	25'	FLAG W/STREET	800x1300	IRREGULAR	25'	21.81362 ACRES	
SPR MWS	G	47	-- 16230	MAY 1985	N	Y	240'	PERPENDICULAR W/STREET	210x430	RECTANGULAR	240'	2.09373 ACRES	
SPR MWS	G	46	-- 16230	MAY 1985	N	Y	25'	FLAG W/STREET	200x370	RECTANGULAR	25'	2.07942 ACRES	
SPR MWS	G	45	-- 16230	MAY 1985	N	Y	201'	PERPENDICULAR W/STREET	195x440	RECTANGULAR	201'	2.04152 ACRES	
SPR MWS	G	44	-- 16230	MAY 1985	N	Y	25'	FLAG W/STREET	220x380	RECTANGULAR	25'	2.24013 ACRES	
SPR MWS	G	43	-- 16241	MAY 1985	N	Y	25'	FLAG W/STREET	210x430	IRREGULAR	25'	2.01997 ACRES	
SPR MWS	G	42	-- 16241	MAY 1985	N	Y	25'	FLAG W/STREET	220x380	RECTANGULAR	25'	2.01585 ACRES	
SPR MWS	G	41	-- 16241	MAY 1985	N	Y	170'	PERPENDICULAR W/STREET	240x310	RECTANGULAR	170'	2.00354 ACRES	
SPR MWS	G	40	-- 16241	MAY 1985	N	Y	164'	PERPENDICULAR W/STREET	170x370	IRREGULAR	164'	2.15456 ACRES	
SPR MWS	G	39	-- 16231	MAY 1985	N	Y	241'	PERPENDICULAR W/STREET	260x320	IRREGULAR	241'	2.00000 ACRES	