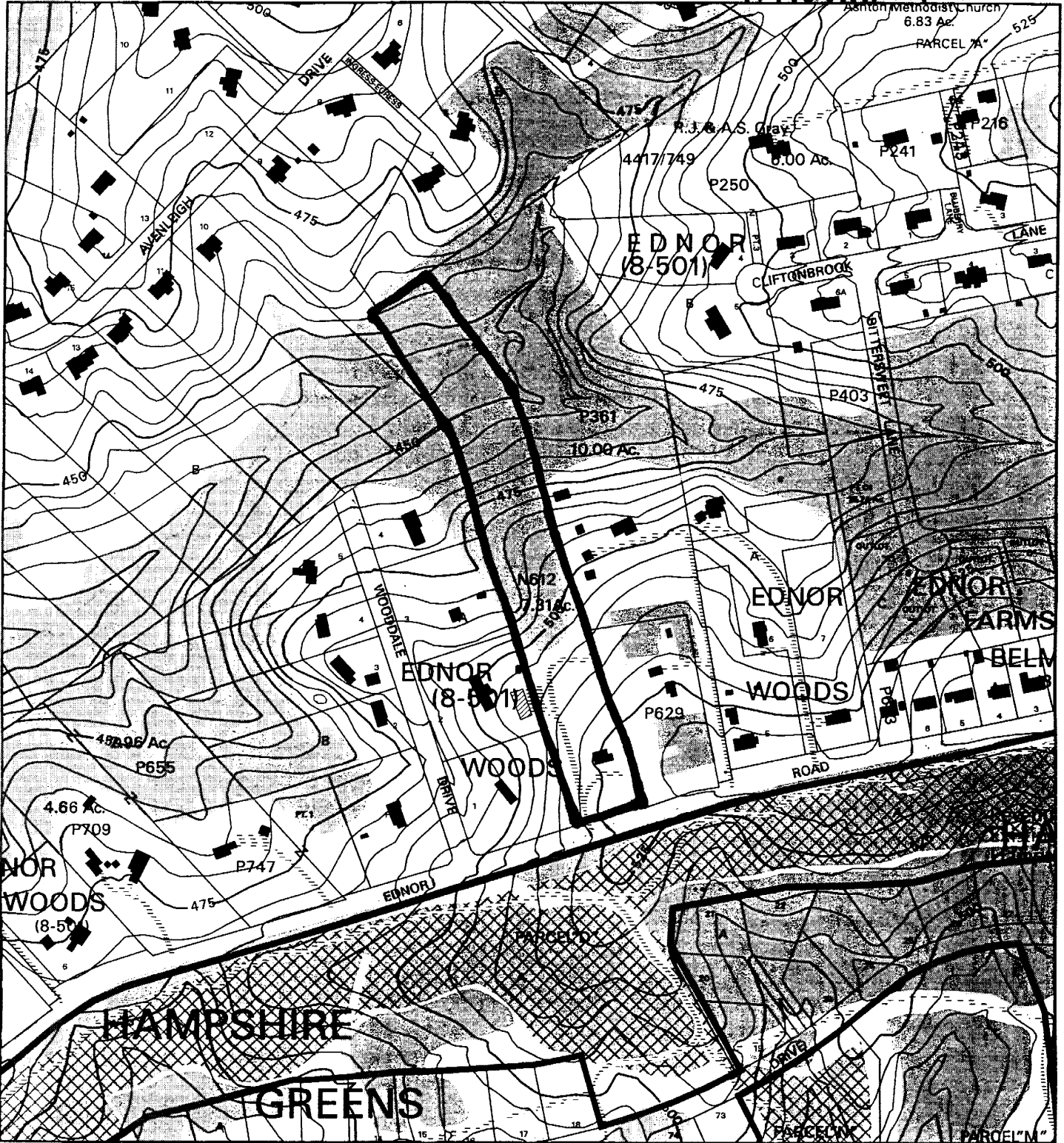


DRUMSTA PROPERTY (1-05065)

Attachment B



Map compiled on February 01, 2005 at 2:37 PM | Site located on base sheet no - 223NE01

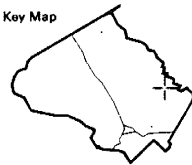
NOTICE

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



N



Research & Technology Center



1 inch = 400 feet
1 : 4800

1-05065

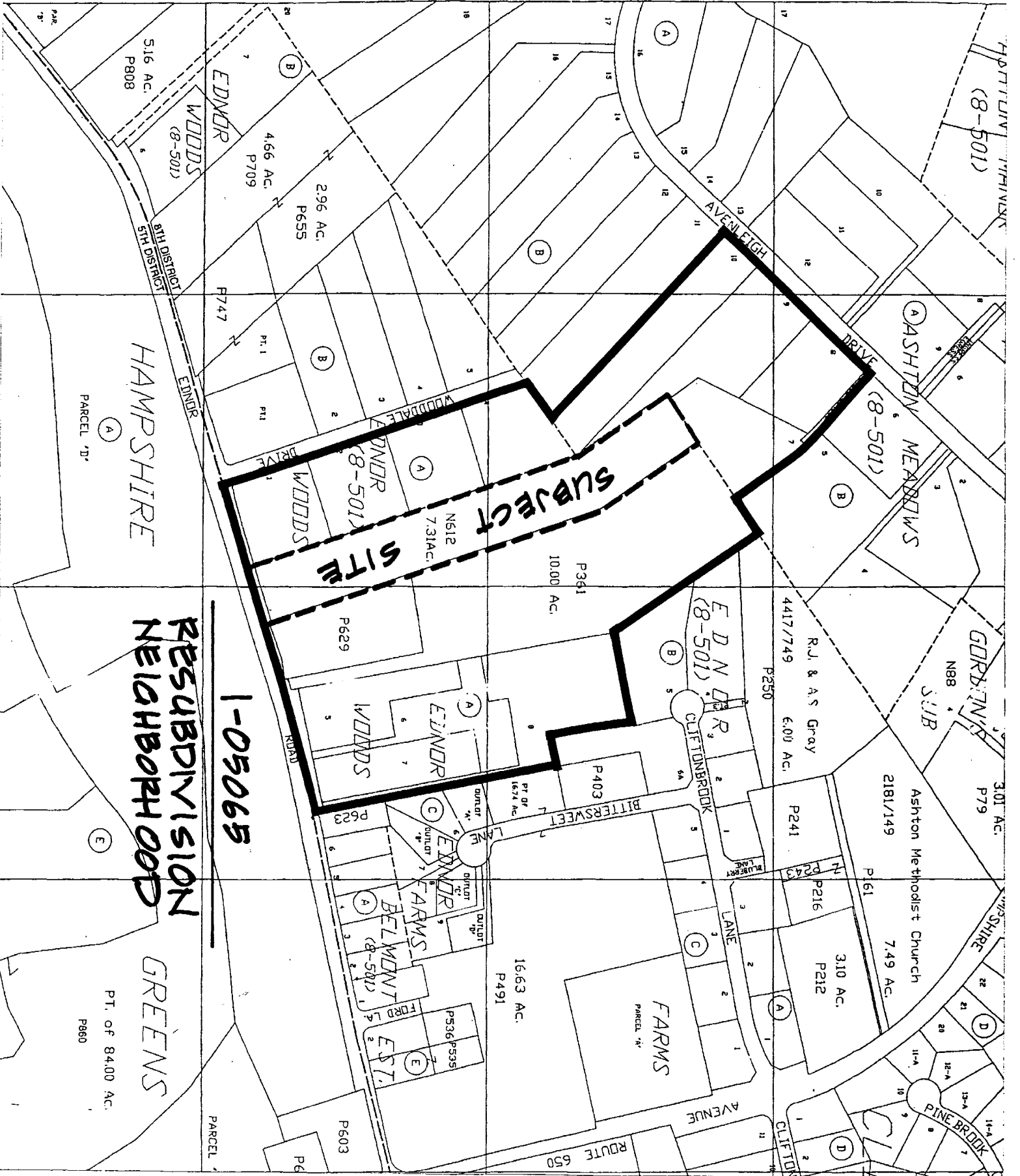
Drumsta Property Resubdivision

Attachment C

| LOT | SIZE | ALIGNMENT | STREET FRONT. | SHAPE | WIDTH @ BRL | BUILDABLE AREA | SUITABILITY |
|---|---------|---------------|---------------|-----------|-------------|----------------|-------------|
| EDNOR WOODS BLOCK A | | | | | | | |
| LOT 1 | 2.0 AC | perpendicular | 263 feet | square | 263 feet | 1.01 ac. | yes |
| LOT 2 | 2.0 AC | perpendicular | 285 feet | square | 285 feet | 1.26 ac. | yes |
| LOT 3 | 2.0 AC | perpendicular | 285 feet | square | 285 feet | 1.26 ac. | yes |
| LOT 4 | 2.0 AC | perpendicular | 238 feet | square | 250 feet | 1.26 ac. | yes |
| LOT 5 | 2.01 AC | perpendicular | 215 feet | rectangle | 215 feet | 1.20 ac. | yes |
| LOT 6 | 2.17 AC | perpendicular | 25 feet | irregular | 175 feet | 0.8 ac. | yes |
| LOT 7 | 2.03 AC | perpendicular | 155 feet | rectangle | 155 feet | 1.34 ac. | yes |
| LOT 8 | 4.01 AC | perpendicular | 25 feet | irregular | 310 feet | 1.66 ac. | yes |
| ASHTON MEADOWS | | | | | | | |
| LOT 7 | 2.32 AC | perpendicular | 25 feet | irregular | 110 feet | 1.16 ac. | yes |
| LOT 8 | 2.02 AC | perpendicular | 260 feet | rectangle | 260 feet | 1.3 ac. | yes |
| LOT 9 | 3.12 AC | perpendicular | 262 feet | irregular | 262 feet | 1.88 ac. | yes |
| LOT 10 | 3.52 AC | perpendicular | 171 feet | rectangle | 171 feet | 0.99 ac. | yes |
| PROPOSED LOTS EDNOR WOODS BLOCK B | | | | | | | |
| LOT 1 | 3.0 AC | perpendicular | 175 feet | rectangle | 175 feet | 2.08 ac. | yes |
| LOT 2 | 4.57 AC | perpendicular | 25 feet | rectangle | 200 feet | 1.8 ac. | yes |

Attachment D

T T
JT 341



**RESUBDIVISION
NEIGHBORHOOD**

1-05065

Attachment 1

SITE DATA

1. Gross Tract Area: 7.318 Acres (318,000 sq. ft.)
2. Zoning: R-2
3. Subject Property is in the Sandy Spring / Ableson Planning Area
4. Number of Lots Proposed: 2
5. Minimum Lot Area Proposed: 2.0 Acres
6. Minimum Lot Area Proposed: 2.0 Acres
7. Property is in the Northwest Branch Watershed (State Use 11)
8. Property is not located in a Special Protection Area
9. Property will be developed in a single phase.

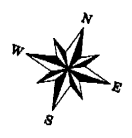
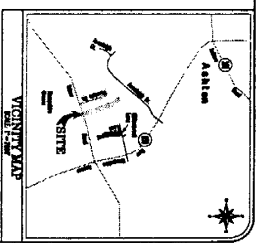
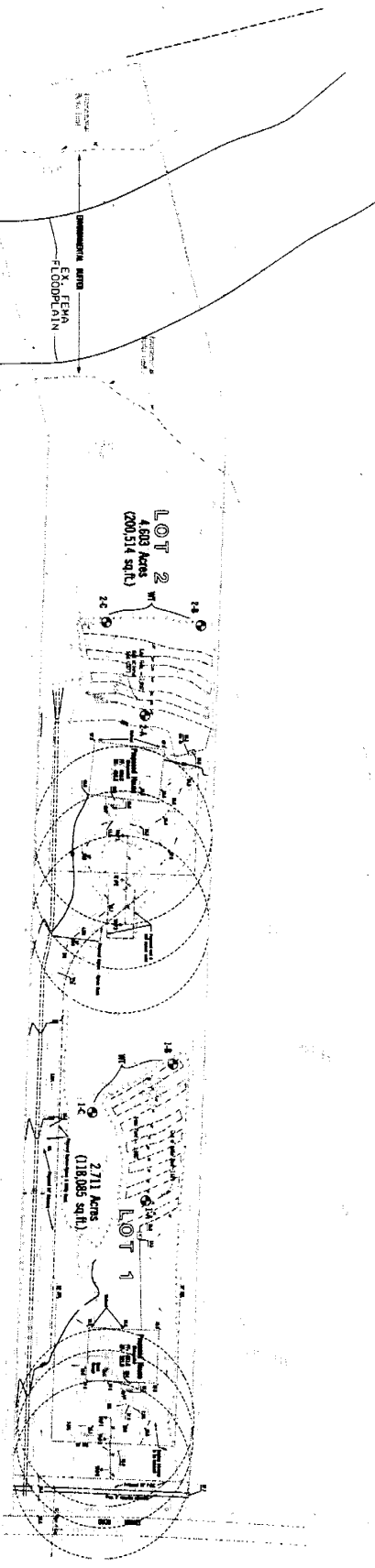
General Notes

1. Preliminary plat, including site plan and service lines, shall be submitted to the Planning Board for review and approval. The Planning Board may require additional information to be provided by the applicant.
2. The applicant shall provide a copy of this plat to the Planning Board and the Board of Public Works for their review and approval.
3. The applicant shall provide a copy of this plat to the Board of Public Works for their review and approval.
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9. The applicant shall provide a copy of this plat to the Board of Public Works for their review and approval.

SEPTIC DESIGN CHART / LOTS 1 & 2

| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|----------|--------------------|-----|-------|
| 1 | 11/11/11 | PRELIMINARY DESIGN | ... | ... |
| 2 | 11/11/11 | ... | ... | ... |
| 3 | 11/11/11 | ... | ... | ... |
| 4 | 11/11/11 | ... | ... | ... |
| 5 | 11/11/11 | ... | ... | ... |
| 6 | 11/11/11 | ... | ... | ... |
| 7 | 11/11/11 | ... | ... | ... |
| 8 | 11/11/11 | ... | ... | ... |
| 9 | 11/11/11 | ... | ... | ... |
| 10 | 11/11/11 | ... | ... | ... |

Notes: All dimensions are in feet unless otherwise noted. All elevations are in feet above mean sea level.



1. This plat is subject to the provisions of the Subdivision Control Act, Chapter 20, Title 27, of the Annotated Code of Maryland, and to the provisions of the Subdivision Control Regulations, Chapter 20, Title 27, of the Code of Regulations of the State of Maryland.

THE SITE SOLUTIONS, INC.
 10000 EAST BAYVIEW ROAD, SUITE 100
 FARMERS BRANCH, TEXAS 75448
 (972) 261-7888
 (972) 261-7889
 (972) 261-7890

| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|----------|--------------------|-----|-------|
| 1 | 11/11/11 | PRELIMINARY DESIGN | ... | ... |
| 2 | 11/11/11 | ... | ... | ... |
| 3 | 11/11/11 | ... | ... | ... |
| 4 | 11/11/11 | ... | ... | ... |
| 5 | 11/11/11 | ... | ... | ... |
| 6 | 11/11/11 | ... | ... | ... |
| 7 | 11/11/11 | ... | ... | ... |
| 8 | 11/11/11 | ... | ... | ... |
| 9 | 11/11/11 | ... | ... | ... |
| 10 | 11/11/11 | ... | ... | ... |

APPLICANT:
 Design Tech Builders
 10000 East Bayview Road, Suite 100
 Farmers Branch, TX 75448
 (972) 261-7888

PRELIMINARY PLAN:
 DRAKUSTA PROPERTY RE-SUBDIVISION
 10000 East Bayview Road, Suite 100
 Farmers Branch, TX 75448
 (972) 261-7888

SCALE:
 1" = 20'
 1" = 10'

DATE:
 11/11/11

31 January 2005

Richard A. Weaver
Subdivision Coordinator
Developmental Review Division
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue,
Silver Spring, Maryland 20910

Re: Drumsta property resubdivision, Plan # 1-05065,
postmarked 28 January 2005

Dear Mr. Weaver et al;

I would first like to thank you and your staff for the opportunity to provide input to the proposed concept plan (Lot 1 and 2, Drumsta Division, Plat #4093, Parcel N612, Tax Map JT561, MNCPPC Record File #150-74). For the record, I am the property owner of Lot 2, Ednor Woods, Block A, Plat # 5826, MNCPPC Record File #174-1.

Concerns

Issue 1:

In contrast to the drawings provided, my well is actually located along the east property line, adjacent to the Drumsta property line. My crude measurements reveal it to be approximately 33 feet inside the east property line and 75 feet inside the south property line (see my mark on map – well marker plate on above ground pipe identifies the well as MO-73-1978).

Consequently, the septic tank, septic drainage field, proposed stormwater drainage path, and proposed driveway are all in close proximity to my well. Specifically, the septic tank for Lot 1 is aligned directly between the proposed Lot 1 house and my well; the proposed septic drainage field is within 100 feet of my well, and the proposed stormwater drainage and auto path are within 50 feet of my well. Unfortunately, my well is not only immediate to these, but downhill from them all.

Discussion 1a:

The close proximity of the septic system creates the potential of significant contamination of my sole source of water. My well will be at significant risk of sewer contamination from the location of the proposed septic tank/drainage field. The proposed sewer drainage field is within 100 feet of my well and the septic tank is just outside the 100-foot radius. This is of great concern considering that nitrates in the water supply have been monitored closely in our area. In our well

specifically, just last year, a value of 9.4 was obtained (with a maximum contaminant level (MCL) of 10 considered elevated).

Discussion 1b:

The close proximity of the proposed stormwater drainage and automobile pathway creates the potential of significant well contamination from: 1) salt contamination from the likely salting of the icy pavement during the winter months, 2) oil and gas contamination from the usual undercarriage leakage of autos passing along any roadway, and 3) the erosion and soil disturbance caused by initial grading, continued use on either gravel or asphalt, and perpetual surface water runoff.

Issue 2:

The proposed driveway entrance follows the western most border of the Drumsta property line. Entrance to the property at the point is precisely at the point of a precipitous hill on Ednor Road.

Discussion 2:

Having the driveway entrance at the west end of the Drumsta property creates a significant and dangerous hazard to automobiles on Ednor Road. Specifically, an eastbound vehicle turning into the proposed driveway cannot see oncoming westbound traffic and the turning eastbound vehicle would not be visible to westbound traffic. Likewise, it would very difficult for an auto to see oncoming east bound traffic when turning east out of the driveway. At the driveway entrance, Ednor Road makes a precipitous drop, essentially hiding the east and westbound traffic from each other. It would only be a matter of time before an auto turning in or out of the driveway was broadsided.

Recommendations

Recommendation 1:

The septic system of the Drumsta Lot 1 house must be directed away from my sole source of water (well #MO-73-1978). This would include redirecting the septic location and redirecting and/or shortening the drainage field to exist only on the east side of the property, not the west side where my well is located.

Recommendation 2:

The wells belonging to Woodale Drive residents should undergo annual evaluation, specifically to include testing before land manipulation, and then surveillance testing to see if the manipulation is contaminating the water supply. The wells on Woodale Drive, especially mine being so close to the land manipulation, have the potential to become contaminated from many sources (septic system, salt/gas/oil from auto path, runoff erosion). Appropriate attention must be rendered to ensure a potable water source.

Recommendation 3:

The new wells for both Lot 1 and 2 should be tested immediately upon drilling for potential contamination. My well has recorded borderline-high nitrate levels for years. The most likely source is from fertilizer utilized by the adjacent commercial nursery on the eastern edge of the Drumsta property (Dong Lee et ux, L4728 F221 P629). Being in such close proximity (proposed well locations for Lot 1 show them only a matter of feet from the eastern property border adjacent to the nursery), it is paramount to test them for herbicide, pesticide, and nitrate contamination. *Should the buyers of these houses have small children, they could be at significant risk of poisoning, to include methemoglobinemia from elevated levels of nitrates.*

Recommendation 4:

Move the property driveway entrance to the eastern border of the property, adjacent to the commercial nursery. Having the entrance and access road on the western border of the Drumsta property creates a significant safety hazard on Ednor Road. This blind spot will be an accident just waiting to happen. Additionally, having the access road cross my well on the western property border (less than 50 feet from my well) creates the potential of significant contamination (road and soil runoff). I understand that creating the road on the eastern border may pose several issues: 1) the access road would be close to the eastern edge of the Lot 1 house (perhaps necessitate shifting the house a bit westward), 2) necessitate reconfiguring the garage entrance, 3) trees lining the eastern border (yet these are not a protected tree as I understand). Therefore, either removing the single row of trees (are these fast-growing Leland Cypress?) or making the access road just inside the trees would seem like a small sacrifice to ensure the safety of the new families, travelers on Ednor, and our water supply.

In closing, I would again like to thank the County and National Park for their comprehensive assessment for this proposal. I respectfully request to be included in any further correspondence regarding all proposals of the adjacent Drumsta property. Additionally, I would be happy to address any questions you may have. Once again, thank you for your interest and efforts in assuring a safe environment to live and raise a family.

Sincerely,



Jeff, Lisa, Matthew, Brian, Kevin, and Christopher Longacre
17005 Woodale Drive
Silver Spring, Maryland 20905