

SITE DATA

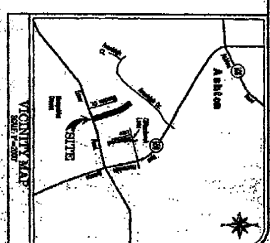
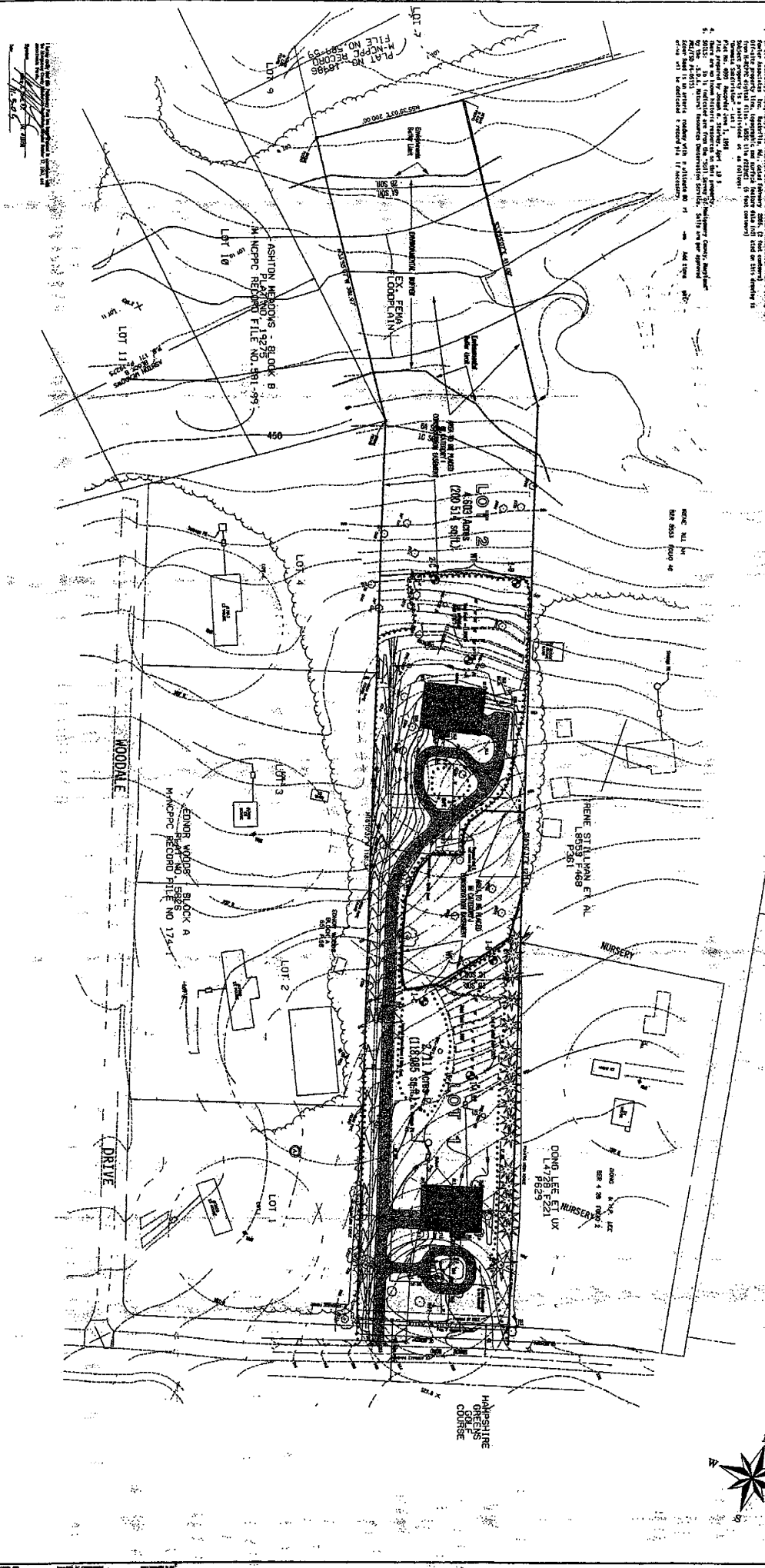
- 1 Gross Area (18,500 sq ft)
- 2 Zoning RE
- 3 Subject Property Address Ashton Planning Area
- 4 Number of Lots 2
- 5 HI Max LI Permitted 2.0 Acres
- 6 HI Max LI Proposed 2.0 Acres
- 7 HI Max LI Protected 2.0 Acres
- 8 Project will be divided into 1 site phase

General Notes

1. All lots, boundaries, topography, tree locations and existing features are shown as they exist on the date of this plan. The owner is responsible for verifying the accuracy of the information shown on this plan.
2. The owner is responsible for obtaining all necessary permits from the appropriate authorities.
3. The owner is responsible for obtaining all necessary easements and rights of way.
4. The owner is responsible for obtaining all necessary utility easements and rights of way.
5. The owner is responsible for obtaining all necessary floodplain permits.
6. The owner is responsible for obtaining all necessary wetland permits.
7. The owner is responsible for obtaining all necessary historic preservation permits.
8. The owner is responsible for obtaining all necessary archaeological permits.
9. The owner is responsible for obtaining all necessary environmental permits.

SEPTIC DESIGN CHART / LOTS 1 & 2

LOT	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
1	10,000	54.0	54.0	54.0	54.0	54.0	54.0	54.0	54.0
2	8,500	46.0	46.0	46.0	46.0	46.0	46.0	46.0	46.0



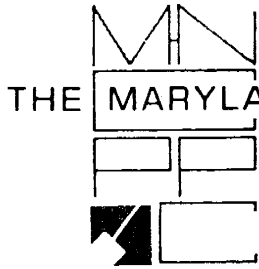
SITE SOLUTIONS, INC.
 12000 91st St NW, Suite 100, Edmonds, WA 98149
 (206) 775-1111
 www.sitesolutions.com

PROJECT: Harbor Line Subdivision
 400 Harbor Avenue, Suite 30
 Edmonds, WA 98149

DESIGNER: DRINKA PROPERTY RE SUBDIVISION
 1000 1st Avenue, Suite 100
 Edmonds, WA 98149

DATE: 1/15/15

SCALE: 1" = 100'



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring Maryland 20910-3760

OCT 04 2005

Date Mailed:

Public Hearing Date: June 30, 2005

Action: Approved Staff
Recommendation

Motion of Commissioner Robinson,
seconded by Commissioner Bryant,
with a vote of 4-0;

Commissioners Bryant, Perdue,
Wellington, and Robinson voting in
favor Chairman Berlage absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-05065

NAME OF PLAN: Drumsta Property (Resub)

OCT 04 2005

The date of this written opinion is _____ (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

I. INTRODUCTION

On 1/18/05, Design Tech Builders ("Applicant") submitted an application for the approval of a preliminary plan of subdivision of property in the RE-2 zone. The application proposed to create 2 lots on 7.31 acres of land located at on the north side of Ednor Road, approximately 300 feet east of the intersection with Wooddale Drive, in the Sandy Spring Ashton master plan area ("Subject Property"). The application was designated Preliminary Plan 1-05065 ("Preliminary Plan"). On 6/30/05, the Preliminary Plan was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the

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.

2. Neighborhood Delineation

In administering the Resubdivision Criteria, the Planning Board must determine the appropriate neighborhood for evaluating the application. For this application, the Applicant proposed a neighborhood of twelve lots for analysis purposes. The neighborhood generally includes all lots that are contiguous to the Subject Property and extends to lots with frontage in a neighboring subdivision along Avenleigh Drive. The neighborhood also includes four lots east of the site in the Ednor Woods subdivision that are in close proximity to the subject property. A number of intervening unplatted parcels are not included in the neighborhood for comparison since they have never been subjected to subdivision approval. Staff accepted the neighborhood as submitted by the Applicant.

3. Staff Analysis of Resubdivision Criteria

Staff reviewed the submitted application for compliance with the Resubdivision Criteria and found as follows:

a. *Size*: The proposed lots are of the same character with respect to size as all lots in the neighborhood. Lots in the neighborhood range in size from 2.0 acres to 4.01 acres. This application proposes lots at 2.7 acres (Lot 1) and 4.6 acres (Lot 2). The existing Subject Property currently represents the largest lot in the neighborhood. While proposed Lot 2 will be the largest lot in the neighborhood, Staff believes that the two proposed lots will be more in character with the neighborhood than the existing lot. Consistent with previous Staff recommendations in similar situations, Staff found that the proposed lots are of the same character with the existing neighborhood lots as defined by Staff and the Applicant.

b. *Area*: The proposed lots are of the same character with respect area as the lots in the neighborhood. The areas of lots in the proposed resubdivision tend to be larger than lots in the neighborhood. In fact, proposed Lot 1, with 2.08 acres of area, has the largest buildable area of any lot in the neighborhood and Lot 2, with 1.8 acres of area, has the second greatest buildable area for all lots in the neighborhood. Given that the two proposed lots will be more in character with the existing neighborhood than the existing lot and consistent with its finding on size, Staff found that the proposed lots are of the same character with respect to area as the existing lots in the neighborhood.

c. *Shape*: The proposed lots are of the same character with respect to the shape of lots in the neighborhood. The shape of lots in the existing neighborhood vary widely

E. Well and Septic

The same adjacent property owner also raised a concern about the location of an existing water supply well on lot 4 Ednor Woods, to the west of the Subject Property. The homeowner cited concerns about elevated nitrate levels measured in the water supply well on Lot 4 and the relative location of the septic system on proposed Lot 1. It was unclear if the original plan correctly showed the location of the well on Lot 2, Ednor Woods. MCDPS confirmed the location of the well and reviewed its location with respect to the distance to the proposed septic system on Lot 1 and suggested appropriate setbacks for the septic system from the well. The location of the well is now shown accurately on the plan. The Applicant has been able to revise the septic location to establish a 150 foot setback from the adjacent well on Lot 2. The 150 foot setback exceeds the 100 foot minimum setback established by Executive Regulation for new septic systems. MCDPS believes the additional setback is prudent given the heightened nitrate levels currently experienced by the well owned by the adjacent property owner. MCDPS staff further believes that the nitrate levels in the well on Lot 2 result either from the existing septic system on Lot 2 or from other existing septic systems on adjacent lots. MCDPS reviewed the Preliminary Plan and recommended approval of the well and septic for this plan with conditions.

F Site Access

The adjacent property owner also raised the issue about the location of the proposed driveway which is shown on the plan along the western boundary and adjacent to the rear yards of the homes on Wooddale Drive. The preference for these homeowners is to locate the driveway to the easternmost portions of the Subject Property away from their rear yards. The Applicant has looked at moving the driveway to the east, however there is inadequate site distance at that location. DPS would not permit a driveway access point in that location. Staff is satisfied that the plan shows the potential access point for this property.

G. Forest Conservation

Two-thirds of the site is currently in forest cover; the remainder is maintained as open lawn around an existing house. The plan meets forest conservation requirements on-site through the preservation of 3.86 acres of existing forest including preservation of all forest in the environmental buffer located on the north end of the property.

H. Conclusion

Staff found that the Preliminary Plan meets all applicable requirements of the Subdivision Regulations. Specifically, Staff found that the two lots proposed under this Preliminary Plan meet all seven of the Resubdivision Criteria in that the lots are of the same character with respect to size, area, shape, width, alignment, frontage and suitability for residential use as the existing lots in the neighborhood. Staff further found

of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.

VII. PLANNING BOARD ACTION AND CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-05065 in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-05065, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) one-family detached dwelling units.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The Applicant must satisfy all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permits.
- 3) Record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation areas.
- 4) The Applicant shall dedicate all road rights-of-way shown on the approved Preliminary Plan to the full width mandated (80 ft. Ednor Road) by the Sandy Spring Ashton Master Plan unless otherwise designated on the Preliminary Plan.
- 5) Record plat to reflect common ingress/egress and utility easements over shared driveway
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval.
- 7) Compliance with conditions of MCDPS, Well and Septic approval.
- 8) Access and improvements as required by MCDPWT to be approved prior to recordation of plat.
- 9) Other necessary easements.

This Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed.

* * * * *

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

Dyd 9/23/05
M-NCPPC LEGAL DEPARTMENT

The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plans and site plans if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code.

PLAT NO. 220060530

Post Property

Northwest side of Berryville Road, approximately 300 feet southwest intersection of Poplar Hill Road and Berryville Road

RC Zone, 2Lots

Private Well, Private Septic

Master Plan Area: Potomac

Thomas E. Post, Applicant

The record plat has been reviewed by MNCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120060530 formerly 1-06053, as approved by the Board; and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the preliminary plan.

RECORD PLAT REVIEW SHEET

Plan Name: Post Subdivision Plan Number: 1-09091
 Plat Name: Thomas E Post Property Plat Number: 22006053
 Plat Submission Date: 9/12/05
 DRD Plat Reviewer: Dolores Kinney
 DRD Prelim Plan Reviewer: Dolores Kinney

Initial DRD Review:

Signed Preliminary Plan - Date 9/8/05 Checked: Initial DK Date 9/22/05
 Planning Board Opinion - Date 8/12/05 Checked: Initial DK Date 9/22/05
 Site Plan Req'd for Development? Yes No Verified By: DK (initial)
 Site Plan Name: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Signature Set - Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells
 TDR note N/A Child Lot note Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	M. Defferre	9/21/05	10/10/05	10/27/05	No Comments
Research	Bobby Fleury				
SHA	Doug Mills				
PEPCO	Jose Washington				
Parks	Doug Powell				
DRD	Steve Smith			10/7/05	

Final DRD Review:

DRD Review Complete:
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up):
 Final Mylar w/Mark-up & PDF Rec'd:

Initial
DK
DK
DK

Date
9/22/05 + 10/12/05
10/12/05
12/5/05

Board Approval of Plat:

Plat Agenda: _____
 Planning Board Approval: _____
 Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____