**MEMORANDUM**

DATE: May 20, 2005

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*
Catherine Conlon, Acting Supervisor *CC*
Development Review Division

FROM: Dolores Kinney, Senior Planner *DK*
Development Review Division

REVIEW TYPE: Preliminary Plan Review

APPLYING FOR: Subdivision of Parcel 715

PROJECT NAME: Musgrove Park

CASE #: 1-05082

REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: R-90

LOCATION: Located on the south side of Arcola Avenue, approximately 250 feet east of the intersection with Orebaugh Avenue

MASTER PLAN: Kensington/Wheaton

APPLICANT: Overton Homes, LLC

FILING DATE: March 28, 2005

HEARING DATE: June 2, 2005

STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to two (2) one-family residential lots
- 2) Compliance with the conditions of approval for the tree save plan. The applicant must satisfy all conditions prior to MCDPS issuance of sediment and erosion control permits.
- 3) Compliance with conditions of MCDPWT letter dated, May 23, 2005 unless otherwise amended.
- 4) Revise preliminary plan to show one (1) shared driveway serving both lots.
- 5) Record plat to reflect common ingress/egress and utility easements over all shared driveways.
- 6) Compliance with the conditions of approval of the MCDPS stormwater management approval dated April 26, 2005.
- 7) Other necessary easements.

SITE DESCRIPTION:

The property, identified as Parcel 715 (Subject Property), is located on the south side of Arcola Avenue, approximately 250 feet east of the intersection with Orebaugh Avenue (Attachment A). The Subject Property contains 0.56 acres and is zoned R-90. There are a number of specimen trees on the property that should be protected.

PROJECT DESCRIPTION:

This is a subdivision application to create two (2) residential lots for the construction of two (2) one-family detached dwelling units. The two (2) proposed lots would have individual access directly from Arcola Avenue.

ANALYSIS

Staff's review of Preliminary Plan #1-05082, Musgrove Park, indicates that the plan conforms to the Kensington/Wheaton Master Plan. The proposed preliminary plan is consistent with the master plan goal to maintain the residential character. Staff also finds that the proposed preliminary plan complies with Chapter 50 of the Montgomery County Code, Subdivision Regulations, in that public facilities will be adequate to support and service the area of the proposed subdivision. Staff further finds that the size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.

Tree Save

The Subject Property contains 0.56 acres. Pursuant to Chapter 22A of the Montgomery County Code, activity occurring on a tract less than or equal to one (1) acre

in size where activity will not result in the clearing of more than 30,000 square feet of existing forest, or the removal of any specimen or champion trees, and reforestation requirements will be less than 10,000 square feet, is exempted from a forest conservation plan. A tree save plan will however, be required.

The tree save plan identifies at least two (2) trees of significance located on an adjacent lot west of the Subject Property. One tree is a 24" pine and the other is a 28" oak tree. The proposed dwelling on Lot 1 is located within the critical root zone of both trees and may negatively impact the trees. As one of the conditions of approval, the Environmental Staff is requesting an arborist's evaluation, adequate protection and sufficient side setbacks to preserve the trees. Staff has contacted the adjacent property owner to advise of the proposed development's impact.

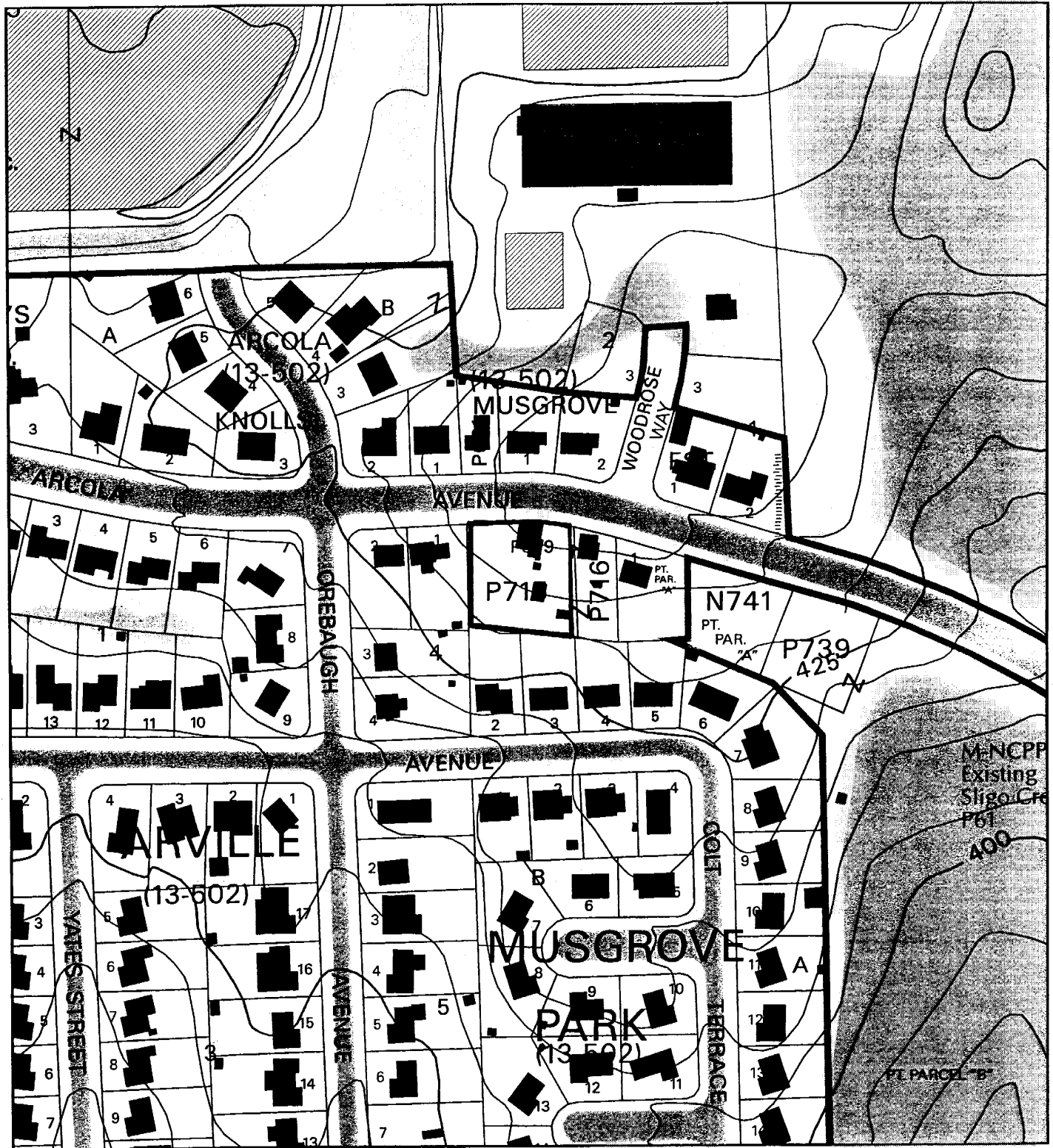
CONCLUSION:

Staff finds that Preliminary Plan #1-05082, Musgrove Park Property, conforms to the land use objectives of the Kensington/Wheaton Master Plan and meets all necessary requirements of the Subdivision Regulations. As such, Staff recommends approval of the preliminary plan, subject to the above conditions.

ATTACHMENTS:

Attachment A	Vicinity Map
Attachment B	Preliminary Plan

MUSGROVE PARK (1-05082)



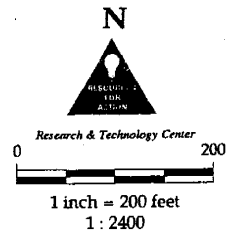
Map compiled on April 13, 2005 at 11:23 AM | Site located on base sheet no - 215NW02

NOTICE

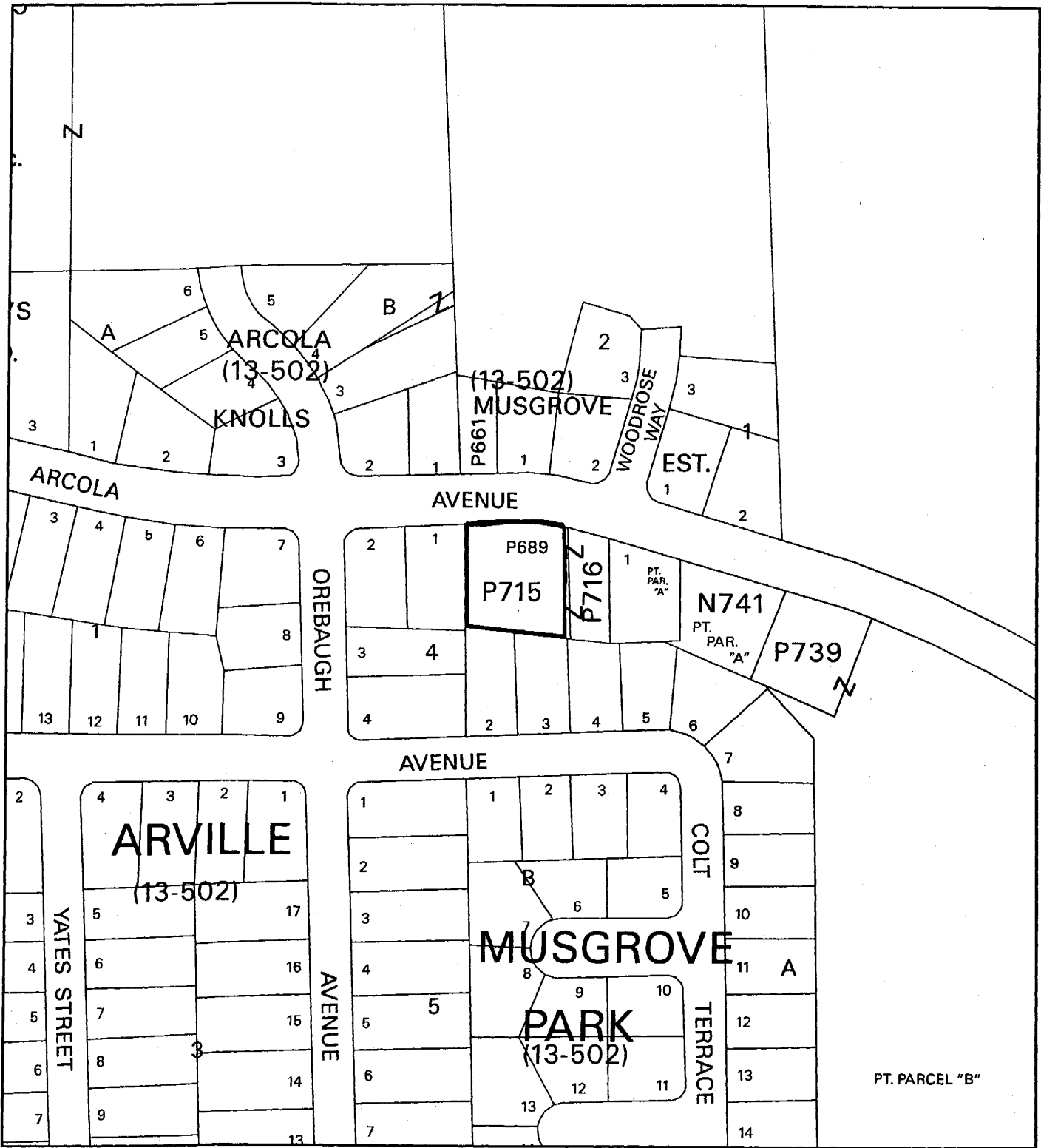
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MUSGROVE PARK (1-05082)



Map compiled on April 13, 2005 at 12:08 PM | Site located on base sheet no - 215NW02

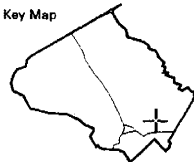
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Key Map



Research & Technology Center

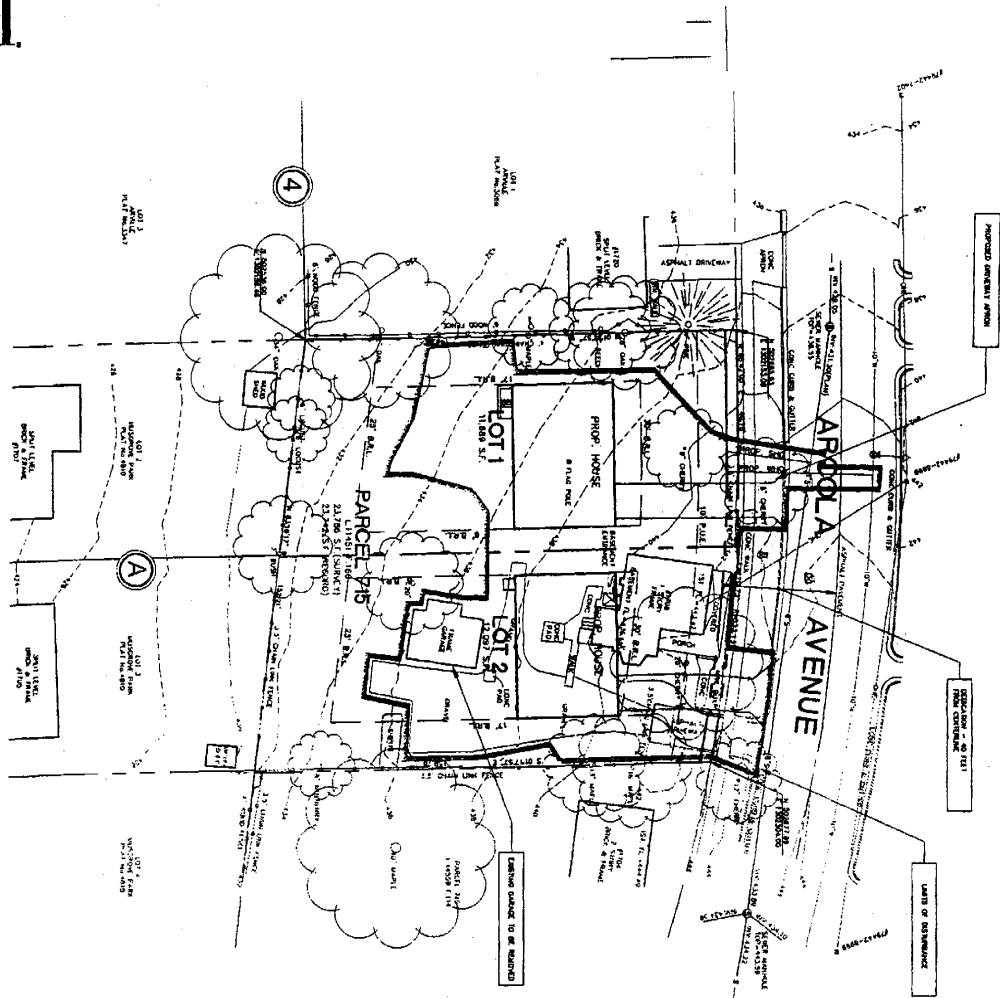


1 inch = 200 feet
1 : 2400

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

MARYLAND STATE PLANE NAD 83/91



NOTE:

1. VERTICAL DATA IS MARYLAND STATE PLANE (NAD 83) BASED ON THE OWN SOLUTIONS.
2. THE PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
3. UNDEVELOPED AREAS SHOWN ARE BASED ON AVAILABLE RECORDS.
4. THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FILE REPORT.

ENGINEERS CERTIFICATION

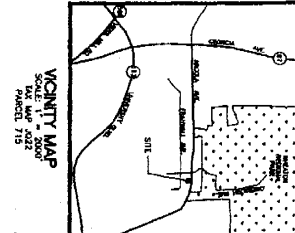
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. THE DATE OF THE SURVEY WAS 11/15/2023.

[Signature]
DATE: 11/15/2023
MADDOX ENGINEERS & SURVEYORS
100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2898
(301) 762-8001

APPLICANT

SCOTT M. HARRIS, AKA, 1/2 OAK HILL
10000 WOODBURN ROAD
FARMERSVILLE, MARYLAND 21031
TEL: 301-517-2035

- GENERAL NOTES**
1. CROSS STREET NAME: OAKHILL AVENUE (22796-99-83)
 2. PROPERTY ZONING: R-10
 3. TWO SHOT POINT LOTS ARE TO BE CREATED FROM THE EXISTING PARCEL.
 4. INCLUDES COMMON STAIRWAYS.
 5. EXISTING UTILITY LINES ARE SHOWN AS DASHED LINES. ALL NEW UTILITY LINES ARE SHOWN AS SOLID LINES.
 6. ALL NEW UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND STATE ENGINEERING DESIGN SPECIFICATIONS.
 7. THE PROPOSED DRIVEWAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND STATE ENGINEERING DESIGN SPECIFICATIONS.
 8. THE SUBJECT PROPERTY IS CURRENTLY AN UNDEVELOPED PARCEL.
 9. A PRELIMINARY ENGINEERING REPORT WAS SUBMITTED TO THE MARYLAND DEPARTMENT OF TRANSPORTATION AND HIGHWAYS FOR REVIEW AND APPROVAL.
 10. THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED AND IS NOT TO BE USED FOR CONSTRUCTION.
 11. THE SITE IS LOCATED IN THE CDDO CDDO WARDENSHIP.
 12. THE SITE IS LOCATED IN THE CDDO CDDO WARDENSHIP.
 13. THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED AND IS NOT TO BE USED FOR CONSTRUCTION.
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NO.	DATE	REVISION
1	08-23-20	ADDRESS MAPPING COMMENTS
2	08-13-20	ADJUST LOTS PER TREE SHAVE PLAN
3	08-06-20	ADJUST HOUSE LOCATION LOT 1

PARCEL 715
MUSGROVE PARK
ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN

MADDOX
INCORPORATED
ENGINEERS • SURVEYORS
100 PARK AVENUE
ROCKVILLE, MARYLAND 20850-2898
(301) 762-8001