

~~Item~~ Item #13

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

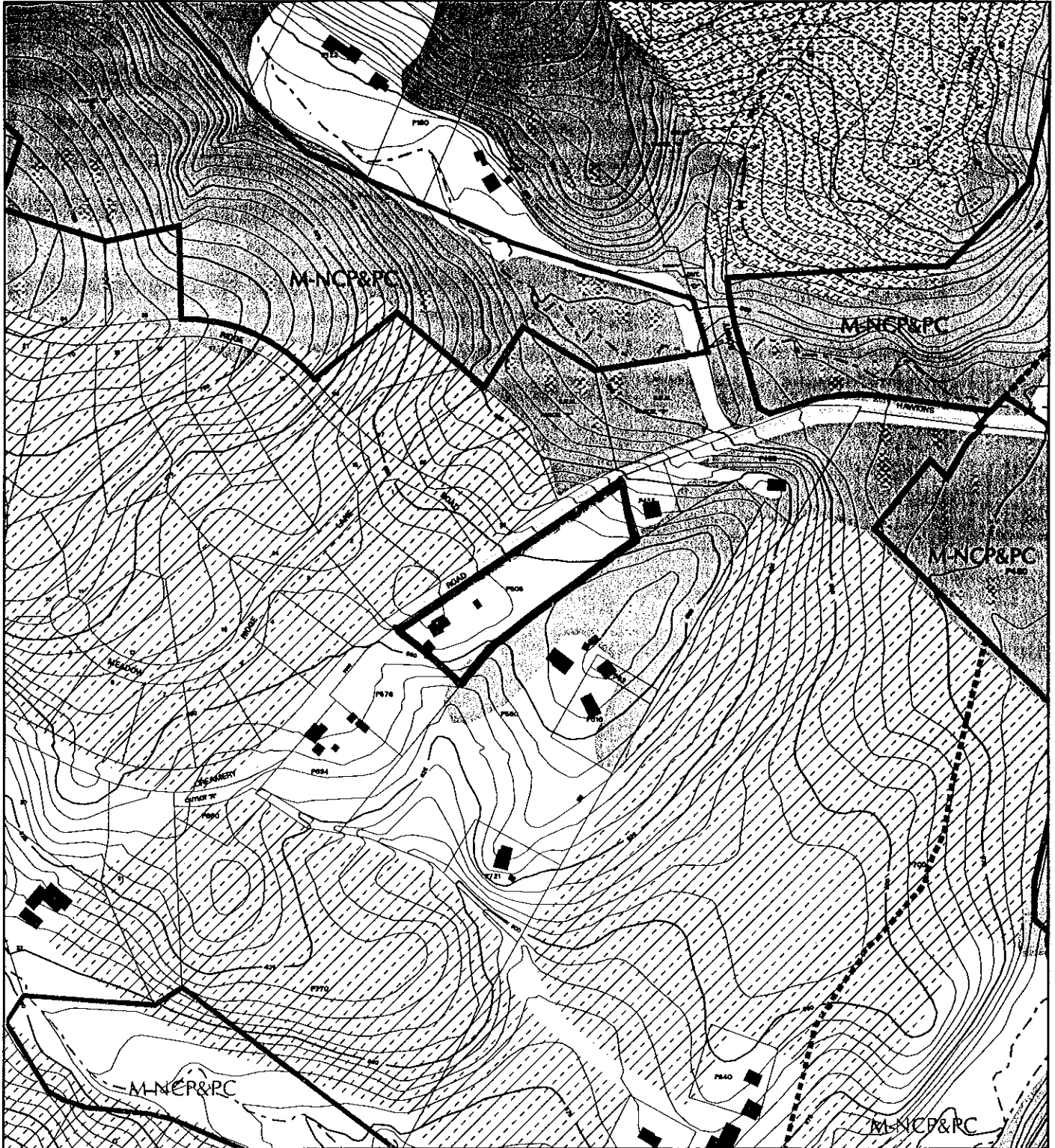
DATE: January 18, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for January 24, 2002.

Attached are copies of plan drawings for Items #07, #10, #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on January 24, 2002. The items are further identified as follows:

- Agenda Item #07 - Preliminary Plan 1-94011
Smalls Nursery Revision
- Agenda Item #10 - Preliminary Plan 1-98093A
Rock Spring Park Ext. w/SP
- Agenda Item #11 - Preliminary Plan 1-02028
Oakton Associates
- Agenda Item #12 - Preliminary Plan 1-00074
Woodbyrne Farms
- Agenda Item #13 - Preliminary Plan 1-02055
Duvall Property
- Agenda Item #14 - Preliminary Plan 1-02053
John E. Kelly Property

Attachment

VICINITY MAP FOR
DUVALL PROPERTY (1-02055)



Map compiled on December 05, 2001 at 12:45 PM | Site located on base sheet no. 235NW09

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



1:4800

VICINITY MAP FOR
DUVALL PROPERTY (1-02055)



Map compiled on December 06, 2001 at 1:58 PM | Site located on base sheet no - 235NW09

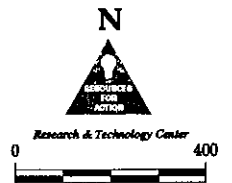
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Key Map

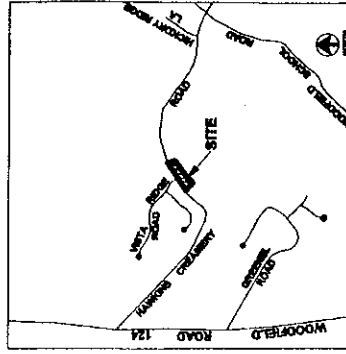


NOTES:

1. AREA OF PROPERTY - 3.277 AC
2. AREA DEDICATED TO PUBLIC USE - 0.0 AC (EASEMENT FOR PUBLIC USE PROVIDED)
3. EXISTING ZONING - RE-X
4. NUMBER OF LOTS PERMITTED - 1 + 1 CHILD LOT (PER SECTION 59-C-1.32-FOOTNOTE(1)(3))
5. NUMBER OF LOTS SHOWN - 2
6. SITE TO BE SERVED BY PUBLIC WATER & INDIVIDUAL SEWAGE DISPOSAL SYSTEMS
7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-4, W-6 (CATEGORY CHANGE TO W-1 PENDING)
8. LOCATED IN GREAT SENECA CREEK WATERSHED (CLASS 1P)
9. REQUIRED SETBACKS:
Frontyard - 50'
Sideyard - 17 min., 35' TOTAL
Rearyard - 35'
10. UTILITY SERVICE BY: POTOMAC EDISON, BELL ATLANTIC, WSSC
11. NO ON-SITE STORMWATER MANAGEMENT PROPOSED (WAIVER REQUESTED)
12. SITE LOCATED ON WSSC GRID SHEET # Z36NW09

DUVALL PROPERTY

VICINITY MAP
SCALE: 1" = 1,000'

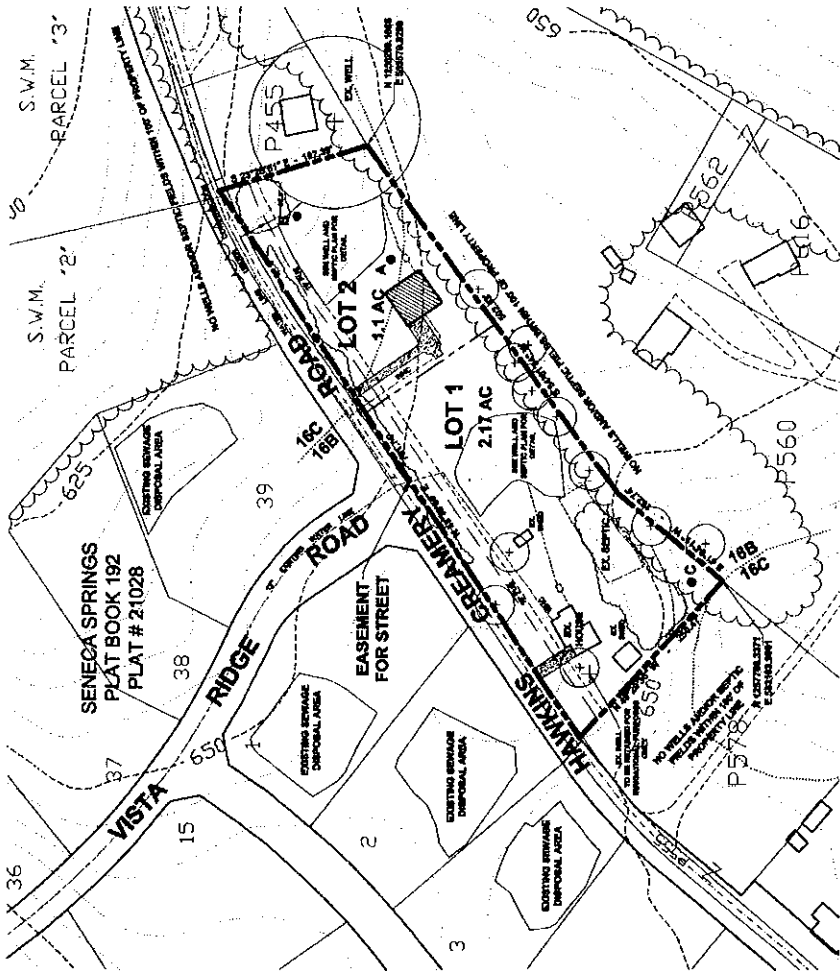


OWNER:
SHERWOOD D. & HAZEL M. DUVALL
8334 HAWKINS CREAMERY ROAD
GAITHERSBURG, MARYLAND 20882
301-253-2076



date: NOVEMBER 2001

scale: 1"=100'



Surveyor's Certificate:
I hereby certify that the boundary shown herein is correct to my best knowledge and belief based upon existing records and field observations.
[Signature]
Date: _____

SEWAGE DISPOSAL SYSTEM - DESIGN DATA:

Lot	# Beds	Vol (Gals)	Depth of Tank (ft)	Vol (Gals)	Days of Ret.	Avg. Flow (GPM)	Vol (Gals)	Vol (Gals)	Length of Pipe (ft)	Depth of Pipe (ft)	Length of Pipe (ft)	Length of Pipe (ft)
1	2	2,000	6	12,000	17	705.9	14,100	14,100	250'	6	2	1,000'
2	2	2,000	6	12,000	17	705.9	14,100	14,100	250'	6	2	1,000'

PRELIMINARY PLAN
DUVALL PROPERTY
Montgomery County, Maryland

Beating & Associates, Inc.
Land Planning Consultants
8933 Shady Grove Court
Gaithersburg, MD 20877
(301) 948-8240

