

Item #9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: March 15, 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 March 21, 2002.

Attached are copies of plan drawings for Items #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on March 21, 2002. The items are further identified as follows:

Agenda Item #08 - Subdivision Regulation Waiver SRW-02008
Farmington, Block 1, Lot 7

Agenda Item #09 - Preliminary Plan 1-02076
Travilah Meadows

Agenda Item #10 - Preliminary Plan 1-85245A
Decoverly Hall

Attachment

VICINITY MAP FOR

TRAVILAH MEADOWS - LOT 10 (1-02076)



Map compiled on February 25, 2002 at 12:48 PM | Site located on base sheet no - 217NW13

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 1988

Key Map



1 : 4800

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

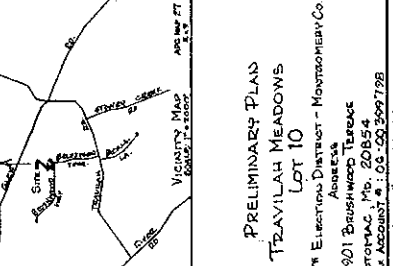
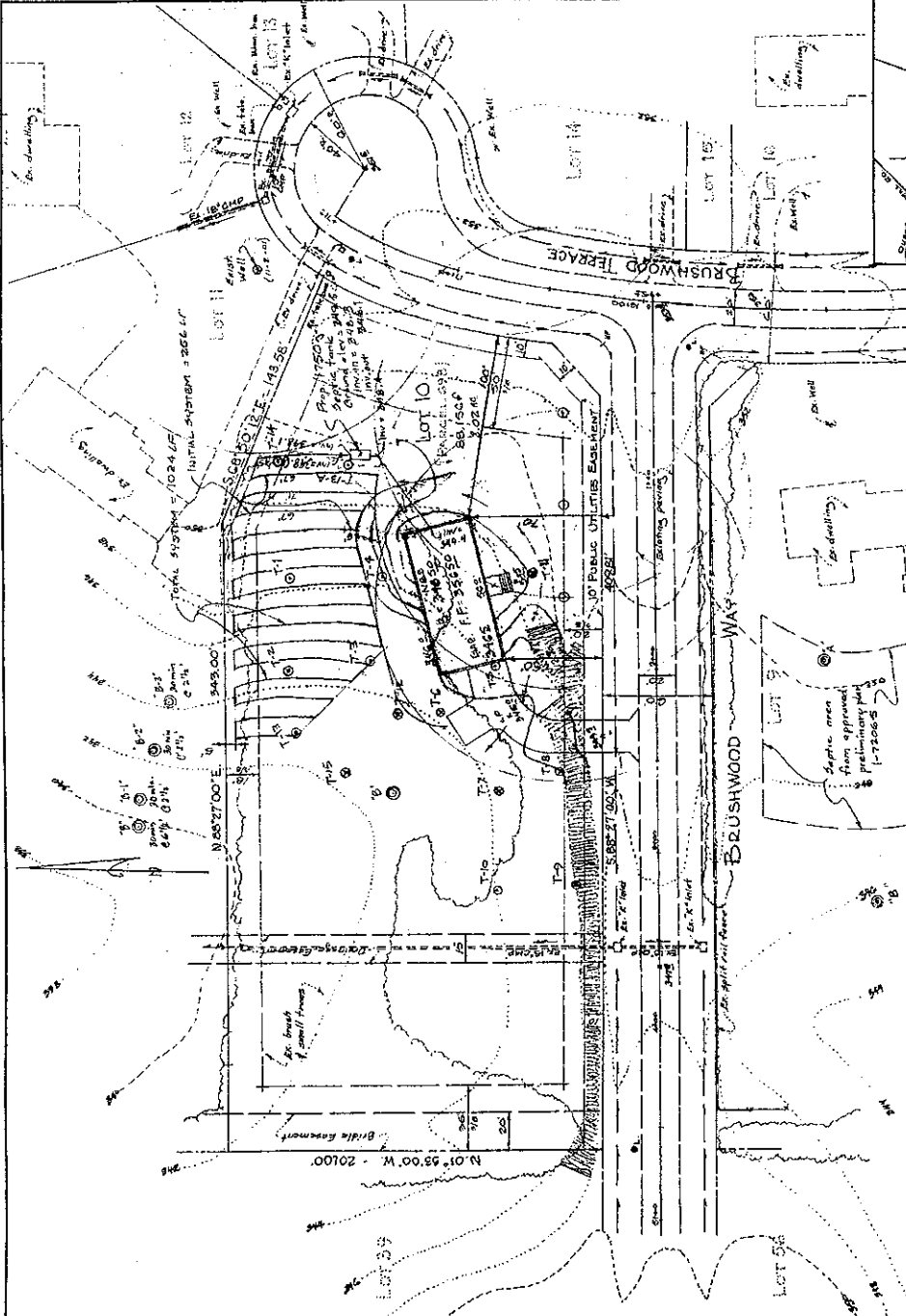
REVISIONS	BY
1	ASD
2	ASD
3	ASD
4	ASD
5	ASD
6	ASD
7	ASD
8	ASD
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10	ASD
11	ASD
12	ASD
13	ASD
14	ASD
15	ASD
16	ASD
17	ASD
18	ASD
19	ASD
20	ASD

PLAN PREPARED BY:
M.L. SUTHERLAND
13928 LAUREL RD.
BLAKE SPRING, MD. 20702
301-871-6527 (F) 301-426-3159

S

102026
APPROX. BANKS & PARKS
3% DOWN
152 PARKERS AVE.
ROCKVILLE, MD. 20852
301-770-3388 (F) 301-770-4715

OWNER:
TRAVILAH MEADOWS
LOT 10
6TH ELECTRIC DISTRICT - MOUNTAINHEAVY CO
ABOATEA
12901 BRUSHWOOD TERRACE
POTOMAC, MD. 20854
THE ACCOUNT # 106 00 309798
MNC&P/C # 7-01010



PRELIMINARY PLAN
TRAVILAH MEADOWS
LOT 10
6TH ELECTRIC DISTRICT - MOUNTAINHEAVY CO
ABOATEA
12901 BRUSHWOOD TERRACE
POTOMAC, MD. 20854
THE ACCOUNT # 106 00 309798
MNC&P/C # 7-01010

LEGEND
Place Trees (4-10-01) - Filled @
Previous Rec Tracts (See Below) - X
Proposed Well - **W**
Proposed Septic System - **S**
12% + Slopes - **12%**

EXISTING SEPTIC TEST DATA

TR	DEPTH	TIME	NO. DRAIN
T-1	18"	14 min.	7
T-2	24"	30 min.	7
T-3	30"	45 min.	7
T-4	36"	1 hr.	7
T-5	42"	1 hr. 15 min.	7
T-6	48"	1 hr. 30 min.	7
T-7	54"	1 hr. 45 min.	7
T-8	60"	2 hr.	7
T-9	66"	2 hr. 15 min.	7
T-10	72"	2 hr. 30 min.	7
T-11	78"	2 hr. 45 min.	7
T-12	84"	3 hr.	7
T-13	90"	3 hr. 15 min.	7
T-14	96"	3 hr. 30 min.	7
T-15	102"	3 hr. 45 min.	7
T-16	108"	4 hr.	7
T-17	114"	4 hr. 15 min.	7
T-18	120"	4 hr. 30 min.	7
T-19	126"	4 hr. 45 min.	7
T-20	132"	5 hr.	7

GENERAL NOTES
1) PARCEL AREA - 2.02 AC OR 86,166 sq ft (VICANT)
2) PROPERTY ZONED - RE-2
3) TAX MAP - ER-341
4) PARCEL NO - C98
5) ADC MAP - 27
6) ADC GRID - E+9
7) MASTER PLAN - POTOMAC - PA25
8) WASSC MAP - 217 NW 13
9) SOIL MAP - 18 SOIL GLENDEL (28)
10) STORM WATER MANAGEMENT - EXEMPT () 224
11) WATERSHED - MUDDY BRANCH - (TRIBUTARY 28)
12) WATER FWD - PRIVATE REQUESTED (SINGLE LOT, NO FOREST)
13) WATER S/WEG - PRIVATE (W-4 1 8-4) WELL & SEPTIC
14) TAX ACCOUNT NO - 06-00597798
15) THERE ARE NO WETLANDS, HISTORIC FEATURES, NATURAL HABITATS, 100 YEAR FLOOD PLAINS, WATER COURSES, SPECIEN TREES OR FORESTS ON THIS SITE.
16) THIS PROPERTY WAS SHOWN BUT NOT APPROVED AS PART OF APPROVED PRELIMINARY PLAN 1-72065 & RECORD PLAT 11095.

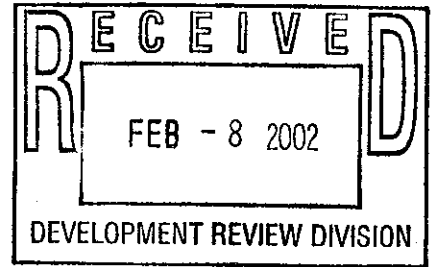
PEREC TEST DATA

TR	DEPTH	TIME	REMARKS
T-1	18"	14 min.	
T-2	24"	30 min.	
T-3	30"	45 min.	
T-4	36"	1 hr.	
T-5	42"	1 hr. 15 min.	
T-6	48"	1 hr. 30 min.	
T-7	54"	1 hr. 45 min.	
T-8	60"	2 hr.	
T-9	66"	2 hr. 15 min.	
T-10	72"	2 hr. 30 min.	
T-11	78"	2 hr. 45 min.	
T-12	84"	3 hr.	
T-13	90"	3 hr. 15 min.	
T-14	96"	3 hr. 30 min.	
T-15	102"	3 hr. 45 min.	
T-16	108"	4 hr.	
T-17	114"	4 hr. 15 min.	
T-18	120"	4 hr. 30 min.	
T-19	126"	4 hr. 45 min.	
T-20	132"	5 hr.	

SEPTIC SYSTEM DESIGN REPORT
DATE TESTS: 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 2-31, 3-1, 3-2, 3-3, 3-4, 3-5, 3-6, 3-7, 3-8, 3-9, 3-10, 3-11, 3-12, 3-13, 3-14, 3-15, 3-16, 3-17, 3-18, 3-19, 3-20, 3-21, 3-22, 3-23, 3-24, 3-25, 3-26, 3-27, 3-28, 3-29, 3-30, 3-31, 4-1, 4-2, 4-3, 4-4, 4-5, 4-6, 4-7, 4-8, 4-9, 4-10, 4-11, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, 4-19, 4-20, 4-21, 4-22, 4-23, 4-24, 4-25, 4-26, 4-27, 4-28, 4-29, 4-30, 4-31, 5-1, 5-2, 5-3, 5-4, 5-5, 5-6, 5-7, 5-8, 5-9, 5-10, 5-11, 5-12, 5-13, 5-14, 5-15, 5-16, 5-17, 5-18, 5-19, 5-20, 5-21, 5-22, 5-23, 5-24, 5-25, 5-26, 5-27, 5-28, 5-29, 5-30, 5-31, 6-1, 6-2, 6-3, 6-4, 6-5, 6-6, 6-7, 6-8, 6-9, 6-10, 6-11, 6-12, 6-13, 6-14, 6-15, 6-16, 6-17, 6-18, 6-19, 6-20, 6-21, 6-22, 6-23, 6-24, 6-25, 6-26, 6-27, 6-28, 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Item #9

Thomas C. Burne
12916 Brushwood Terrace
Potomac, MD 20854
301 977-5121
tburne@erols.com



February 6, 2002

Maryland National Capital Park and Planning Commission
Development Review Division
8787 Georgia Ave
Silver Spring, MD 20901

Reference: Preliminary Plan #1-02076
Lot 10 Travilah Meadows
Brushwood Terrace & Brushwood Way

Dear Sirs,

On January 31, 2002, I received a "Notice of Application, Adjacent and Confronting Property Owners Preliminary Subdivision Plan to be considered by the Montgomery County Planning Board."

I have the following comments on the above referenced preliminary plan:

1. I am concerned with the location of the septic system:
 - 1.1. The location of the septic tank and trenches is extremely close to my well. The potential for contamination exists, particularly if the system is not properly maintained or deteriorates with time. A septic tank or trench failure would flow towards my well since the grade is relatively flat at this section of the property.
 - 1.2. The location of the trenches abuts my southern property line. As designed, the trenches will almost touch the property line. I have specimen trees and shrubs planted along this property line and I am concerned that the excavation of the trenches will seriously damage the root systems and potentially kill these trees and shrubs. In addition, any leaching from the fields could damage these trees.
2. The septic system is designed for a 3 bedroom house. All the homes in our neighborhood are larger than 3 bedrooms and it therefore appears that this system is undersized for its eventual usage.
3. I am concerned with the validity of the percolation tests. The percolation tests were conducted from August 16 to October 25, 2001, a very dry period for the region. Since many of the test sites failed under ideal conditions, what would happen to the test sites that "passed" if conditions were wet or even normal? I thought that testing was suppose to be done during the spring. Years ago, the site previously failed either the water table or percolation tests- a clear indication that this site has drainage

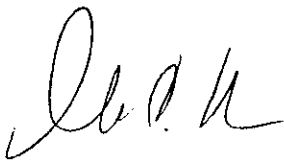
problems. I am concerned that some test sites got 'lucky' and under normal conditions would not have met minimum requirements.

4. My understanding is that the development of Travilah Meadows started 25+ years ago and this 2 acre site has remained vacant the entire time. It is a refuge for wildlife (deer, fox, etc) and a place for the neighborhood children to play, explore and enjoy nature. The development of this property would change the character of the neighborhood. I would encourage Arden, Baker not to develop this property and continue to keep these two acres as undeveloped land.

These are preliminary comments that I wanted you to receive before a public hearing is scheduled. There may be additional issues and concerns that could arise, particularly if I retain an engineer and legal counsel to further evaluate the proposal.

I would appreciate if I would be kept informed of the staff's evaluation of this plan and any issues that have already been raised by the Development Review Committee during or subsequent to the Pre-Preliminary review and the Preliminary review. Please advise me on how I can receive this information.

Yours truly,



Cc: M.L Sutherland, 13939 Layhill Road, Silver Spring, MD 20906