

Item #11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: June 21, 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 June 27, 2002.

Attached are copies of plan drawings for Items #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on June 27, 2002. The items are further identified as follows:

Agenda Item #11 - Preliminary Plan 1-02105
Donald B. Griggs Property

Agenda Item #12 - Subdivision Regulation Waiver SRW-02010
Seneca Highlands

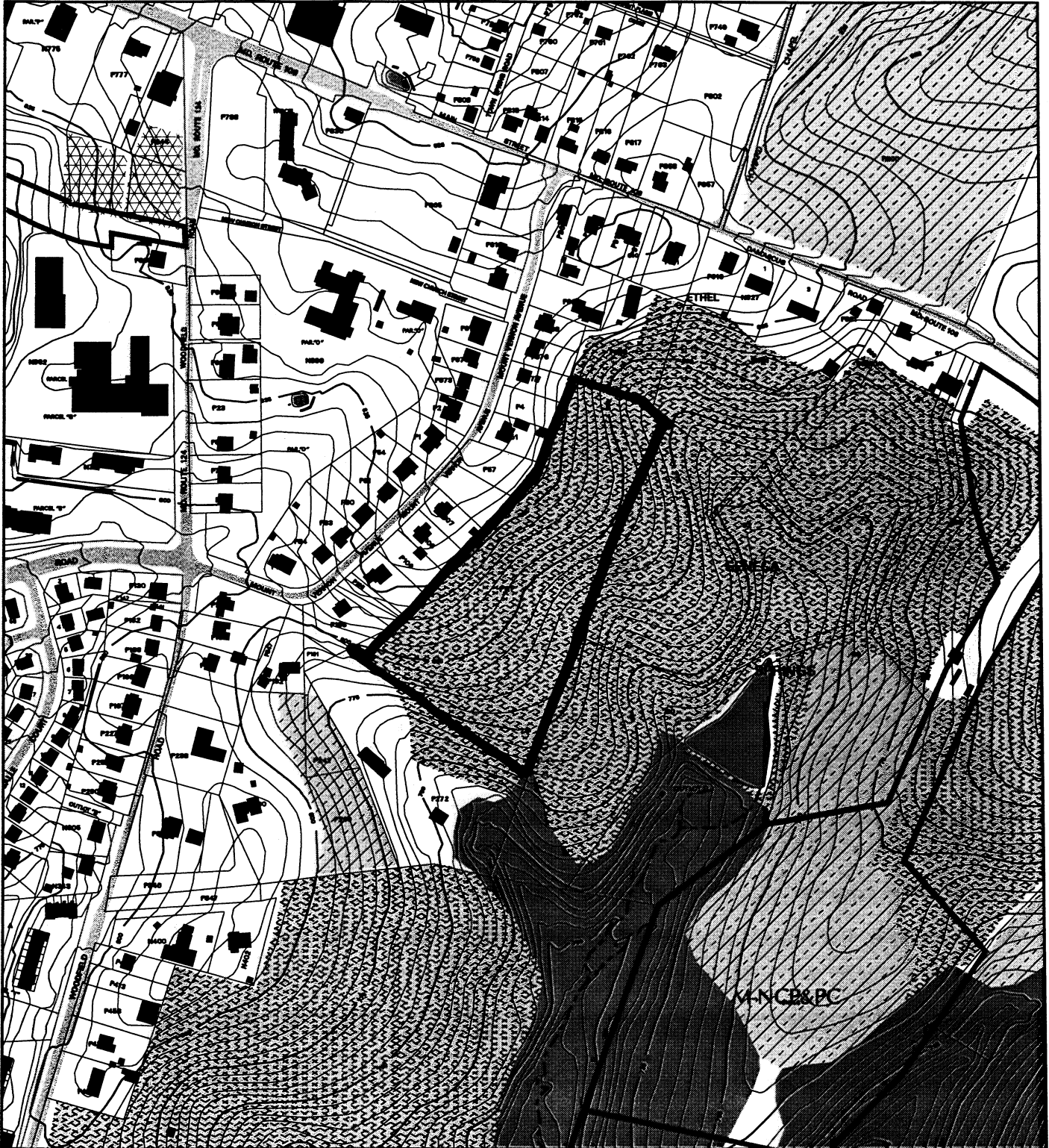
Agenda Item #13 - Pre-Preliminary Plan 7-02042
Cabin Branch

Agenda Item #14 - Preliminary Plan 1-97098
Thompson Farm

Attachment

VICINITY MAP FOR

DONALD B. GRIGGS PROPERTY (1-02105)



Map compiled on June 20, 2002 at 7:35 PM | Site located on base sheet no - 236NW08

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.

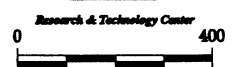
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



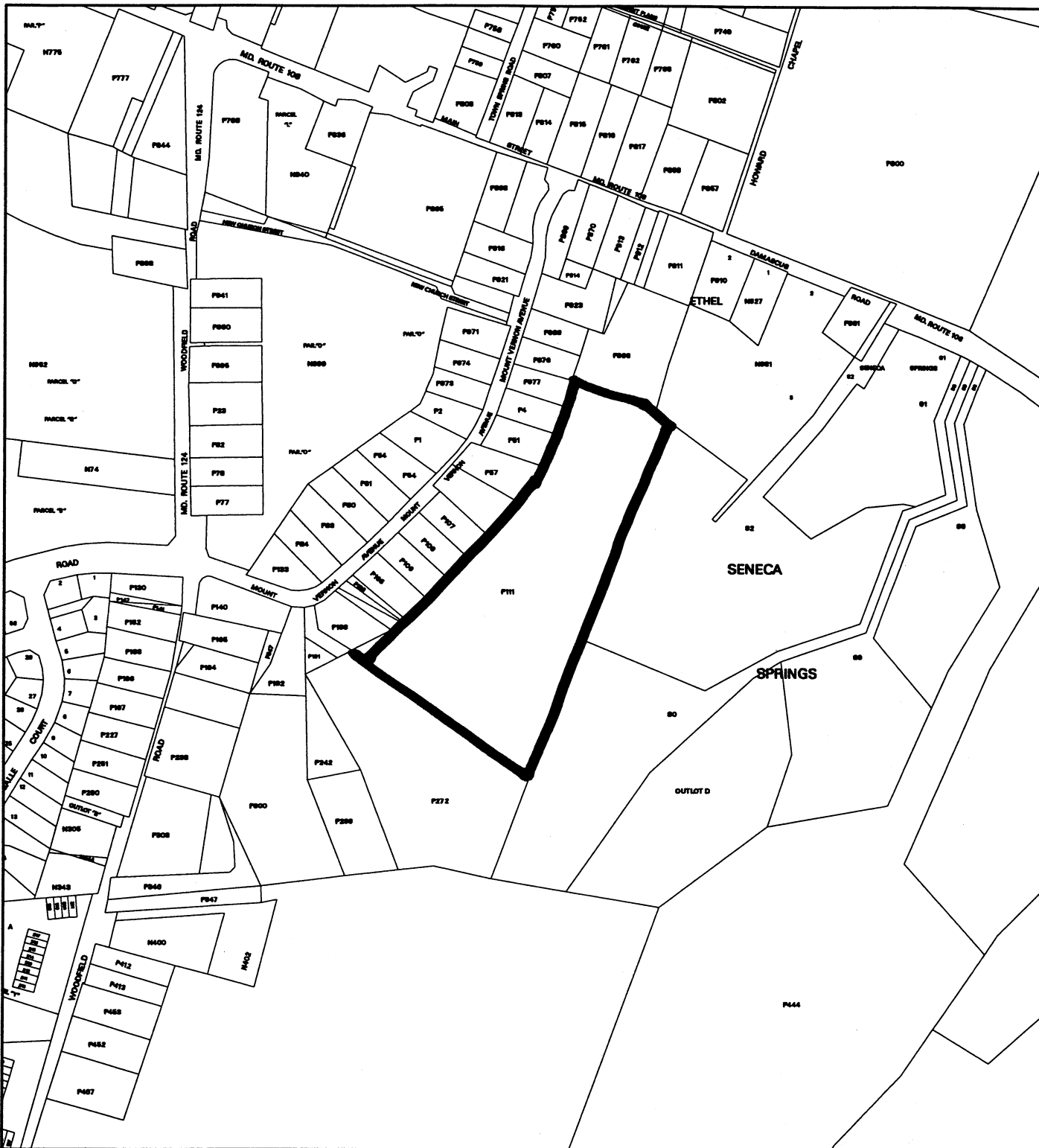
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1 : 4800

VICINITY MAP FOR

DONALD B. GRIGGS PROPERTY (1-02105)



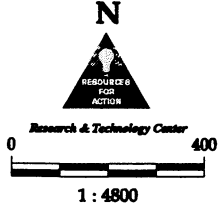
Map compiled on June 20, 2002 at 7:32 PM | Site located on base sheet no - 236NW09

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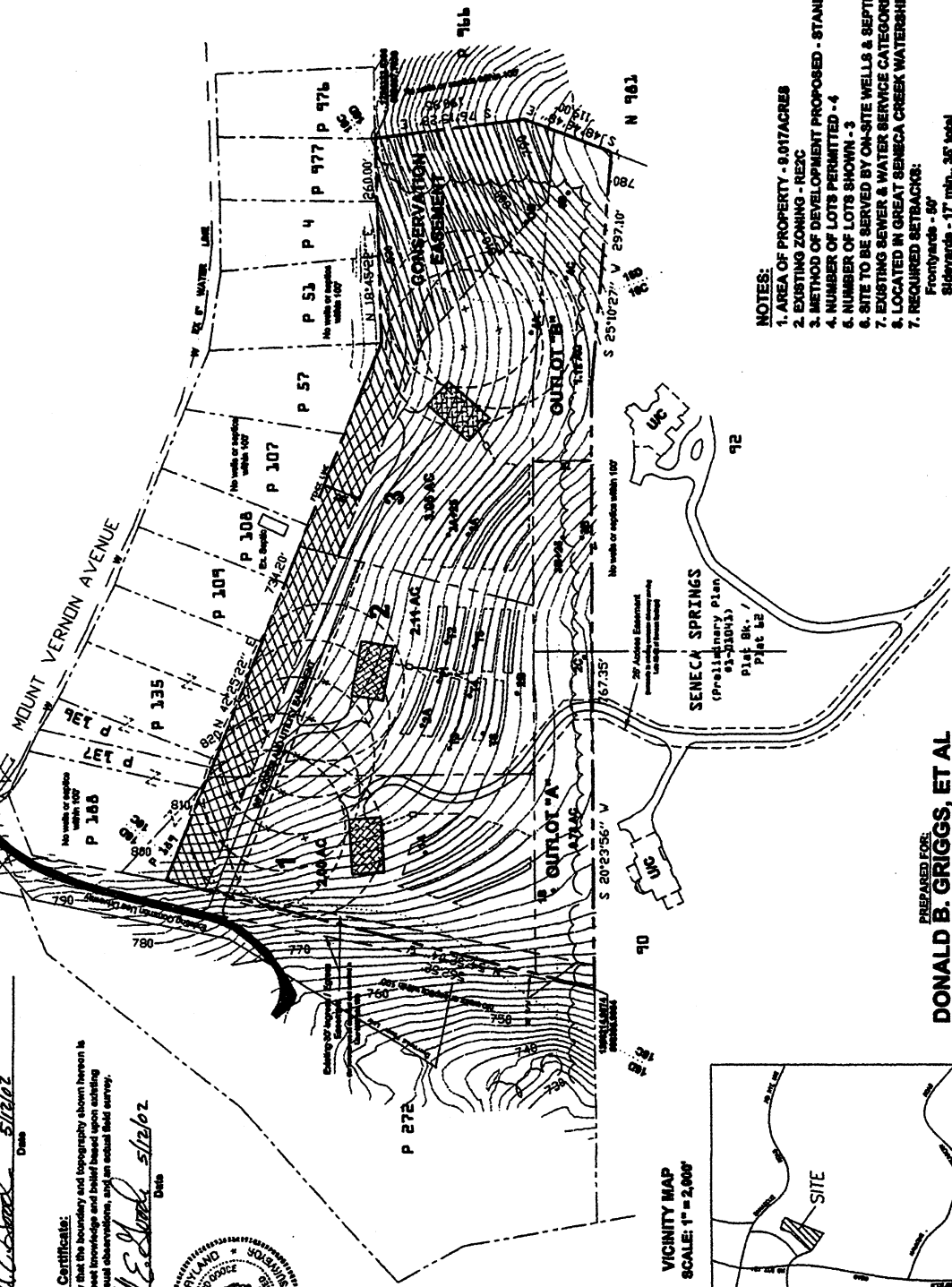
LOT	S. ACRES	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	MIN. LOT AREA	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. LOT AREA
101	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
102	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
103	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
104	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
105	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
106	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
107	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
108	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
109	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
110	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
111	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
112	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
113	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
114	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
115	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
116	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
117	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
118	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
119	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000
120	0.25	10	10	5	1,000	10	10	5	100	100	10,000	10	10	5	100	100	10,000

CERTIFICATION OF TEST SITE LOCATIONS
 I hereby certify to the accuracy and location of the test sites shown on this Preliminary Plan.

Donald B. Griggs
 Date: 5/12/02

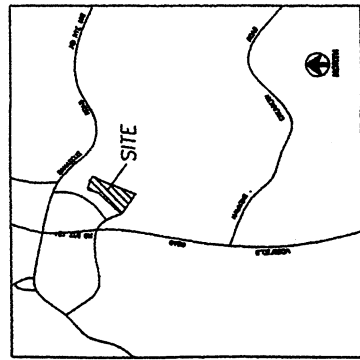
Surveyor's Certificate:
 I hereby certify that the boundary and topography shown herein is correct to my best knowledge and belief based upon existing records and visual observations, and an actual field survey.

Donald B. Griggs
 Date: 5/12/02



- NOTES:**
1. AREA OF PROPERTY - 8.017 ACRES
 2. EXISTING ZONING - RE-2C
 3. METHOD OF DEVELOPMENT PROPOSED - STANDARD (2.0 ac min.)
 4. NUMBER OF LOTS PERMITTED - 4
 5. NUMBER OF LOTS SHOWN - 3
 6. SITE TO BE SERVED BY ON-SITE WELLS & SEPTIC SYSTEMS
 7. EXISTING SEWER & WATER SERVICE CATEGORIES: 8-4, W-4
 8. LOCATED IN GREAT SENECA CREEK WATERSHED
 9. REQUIRED SETBACKS:
 - Frontyards - 8'
 - Sideyards - 17' min., 35' total
 - Rearyards - 35'
 10. SITE TO BE SERVED BY: Washington Gas, Verizon, Potomac Edison

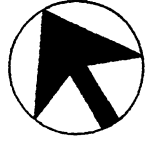
PREPARED FOR:
DONALD B. GRIGGS, ET AL
 c/o Mitchell E. Goode
 15 FIRSTFIELD ROAD - SUITE 100
 GAITHERSBURG, MARYLAND 20878
 301-417-0344



PRELIMINARY PLAN
DONALD B. GRIGGS, ET AL PROPERTY
 Montgomery County, Maryland



Benning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 948-6246



date: MAY 2002
 scale: 1"=100'

Weaver, Richard

Item # 11

From: JWKELL@aol.com
Sent: Thursday, June 20, 2002 10:33 PM
To: Weaver, Richard; KJGOODE4@aol.com
Subject: Donald Griggs property

26011 Mt. Vernon Ave
Damascus, MD 20872

June 20, 2002

RE: Donald B. Griggs Property
Subdivision File # 1-02105

Dear Rich Weaver:

This is a follow up to our phone conversation on June 17th in reference to my

recent meeting with Mrs. Kim Goode who is planning to develop the property directly behind my residence. At that meeting,,which took place at my home,

Mrs. Goode and I agreed on the following:

ÿ Access to the property will be via the existing driveway that leads to 2607

Mt. Vernon Ave.for two of the houses. No changes will be made to this driveway. This includes no digging of any kind or any improvements or widening of the driveway. The house directly behind my residence will be

accessed through the Stanley property from route 108.

ÿ Access to electricity for the proposed houses will be via the existing

above ground line.

ÿ The developer will remove a barbed wire fence currently on the property line.

ÿ A fifty-foot conservation area will exist between my property line and the

driveway to the aforementioned houses. A buffer of trees will be planted

along the drive by the developer.

Sincerely,
Jim Kelly

cc: Kim Goode