



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 18

M E M O R A N D U M

DATE: July 12, 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 July 18, 2002.

Attached are copies of plan drawings for Items #16, #17, #18, #19, #20. These subdivision items are scheduled for Planning Board consideration on July 18, 2002. The items are further identified as follows:

Agenda Item #16 - Preliminary Plan 1-02102
Norbrook Village

Agenda Item #17 - Pre-Preliminary Plan 7-02058
MDR Property

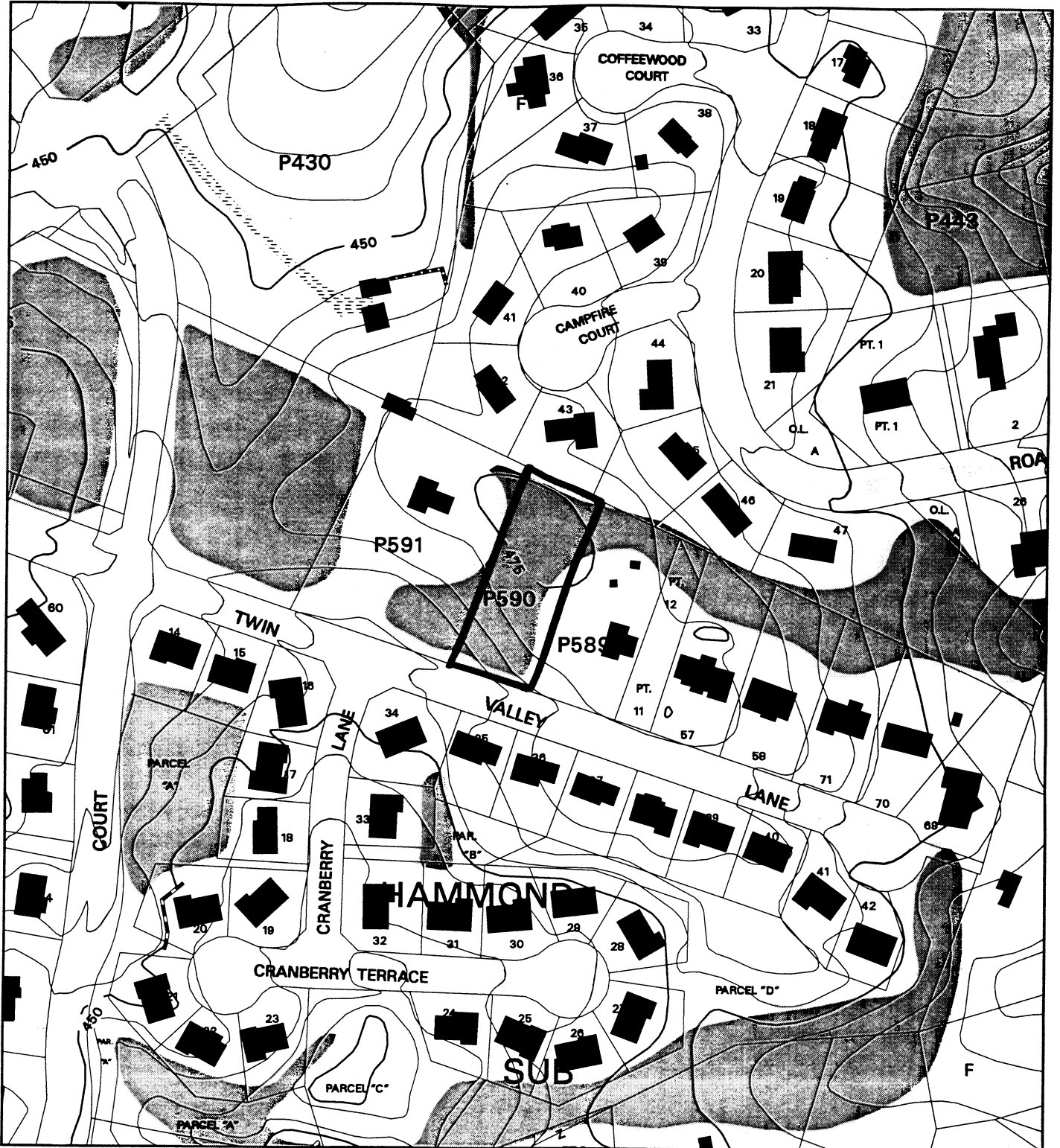
Agenda Item #18 - Preliminary Plan 1-02115
Hammond Subdivision

Agenda Item #19 - Preliminary Plan 1-02048
Gateway Commons

Agenda Item #20 - Preliminary Plan 1-02065
Fox Hill

Attachment

VICINITY MAP FOR
HAMMOND SUBDIVISION (1-02115)



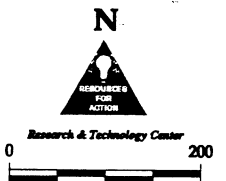
Map compiled on July 10, 2002 at 5:29 PM | Site located on base sheet no - 221NW02

NOTICE

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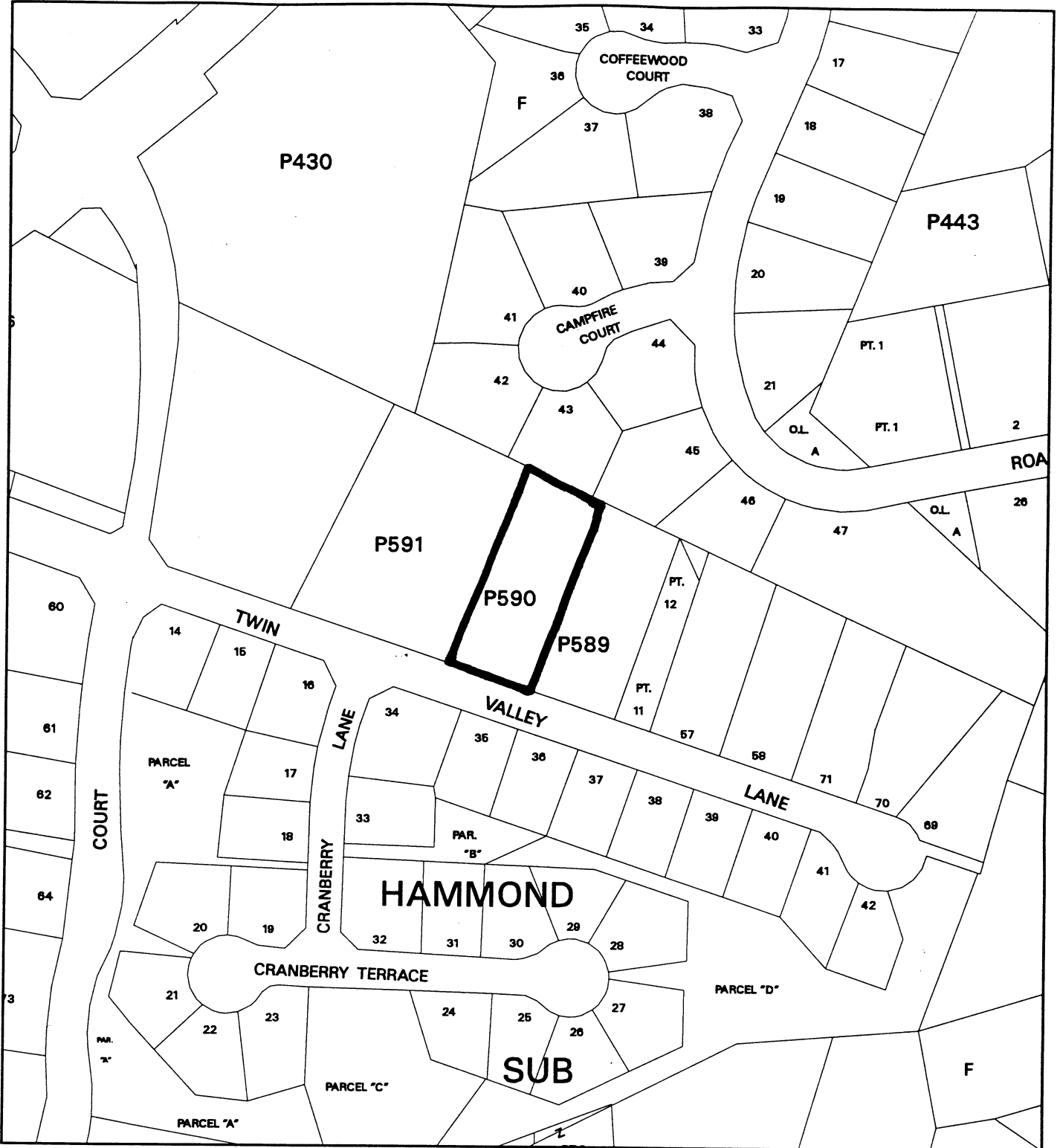
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



VICINITY MAP FOR

HAMMOND SUBDIVISION (1-02115)



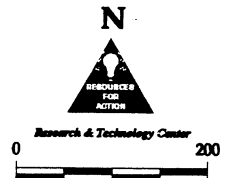
Map compiled on June 21, 2002 at 12:29 PM | Site located on base sheet no - 221NW02

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GENERAL NOTES

- Boundary shown is from a survey by this office dated May, 2002. WSSC horizontal datum is used. This is a part of subdivision entitled "HAMMOND SUBDIVISION" recorded as Plat No. 17051.
- Topography shown hereon is from M-NCRMP 200 Scale topography sheet 221NW02, dated March, 1996.
- PROPERTY INFORMATION:
 - Eligible: 13
 - Tax Map: JS572, 151C, Parcel P590
 - Deed: Helene E. Carter, folio 441
 - Area: 33,780 Sq. Ft. with no street dedication
 - Site Address: Vacant lot, no street number, Twin Valley Lane
 - Zoning: R200
 - WSSC Sheet: 221NW02, Property is served by public water & sewer.
 - Property is zoned by PEPOO, WSSC, Washington Gas, Verizon, and Cable TV Montgomery
- PROPOSED LOT INFORMATION:
 - No. of Lots: 1
 - No. of Parcels: 0
 - No. of Outlots: 0
- NRIFSD Small Property Exemption granted June, 2002.
- The purpose of this plan is to plat property to satisfy County Regulations to acquiring a building permit.
- Other conditions and requirements may be required before a building permit is approved.
- This project is Exempt from Stormwater Management Quantity and Quality requirements per letter dated from Department of Permitting.
- DRAINAGE INFORMATION:
 - Watershed: Northwest Branch
 - Soil and Hydrologic Group: MAP 20; Type 17B; Coefficient (oam, 8:15 %
 - Drainage Area (Existing and Proposed): 0.50 Acre
- Twin Valley Lane stream dedication by Plat No. 16256, 17049, 17050 & 17051 and deeds L. 9581, L. 155; L. 5860, L. 550; L. 5989, L. 321; L. 5999, L. 434; L. 6020, L. 017.



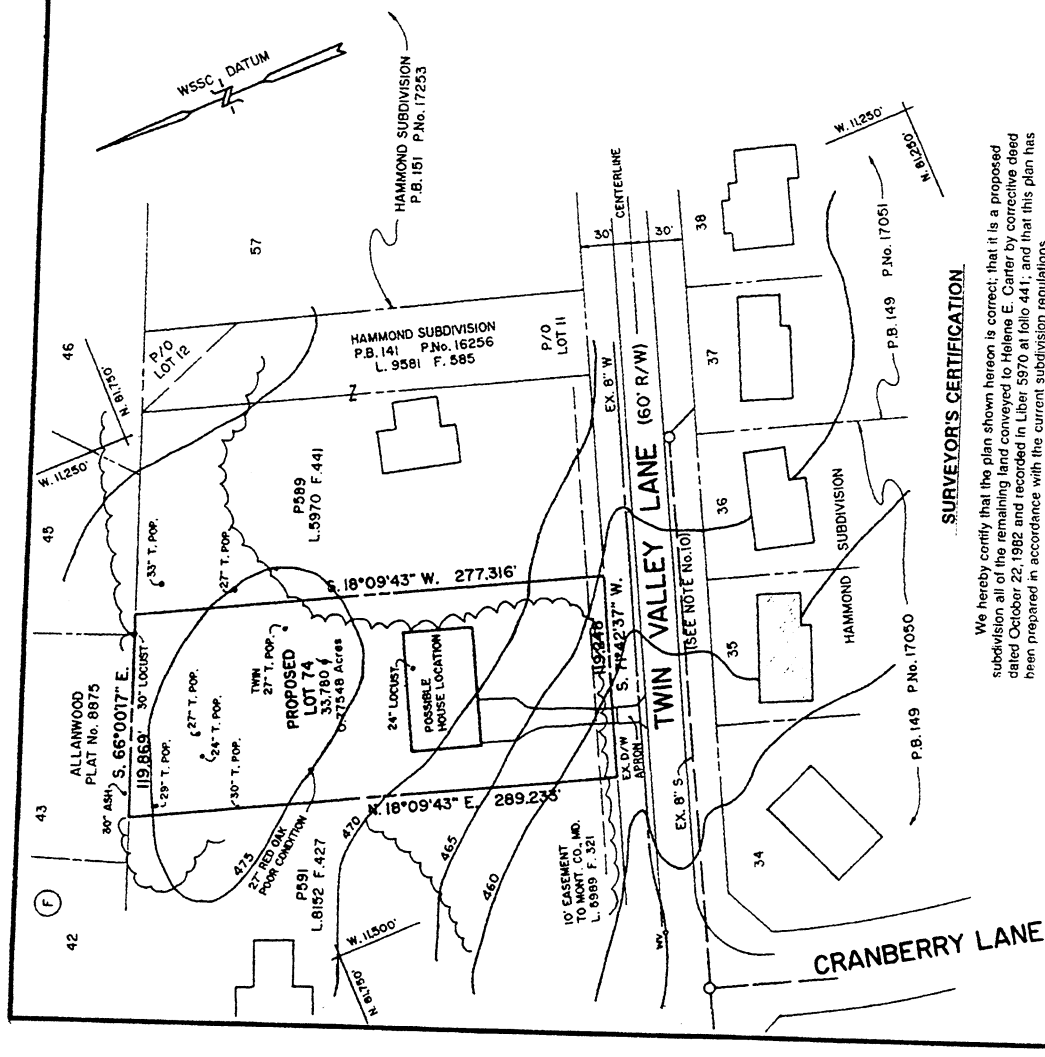
VICINITY MAP
SCALE: 1 in. = 2000' ft.

CONTRACT PURCHASER
ADEM & KATIE ACAR
14420 Bour Drive
Rockville, Maryland 20863
301-861-2850

PRELIMINARY PLAN
PROPOSED LOT 74
HAMMOND
SUBDIVISION

TAX MAP JS122 PARCEL P590
13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1 in. = 50 ft. MAY, 2002

A.E.S. ASSOCIATES
Surveying, Land Planning and Consulting Services
17631 Goose Creek Road
Olney Maryland 20832-2169
301-570-0350 Fax: 301-570-3994
A.E.S. Job No. MC30H01



SURVEYOR'S CERTIFICATION

We hereby certify that the plan shown hereon is correct; that it is a proposed subdivision all of the remaining land conveyed to Helene E. Carter by corrective deed dated October 22, 1982 and recorded in Liber 5970 at folio 441; and that this plan has been prepared in accordance with the current subdivision regulations.



A.E.S. ASSOCIATES
By: *Philip A. Wilk* Date: *6/7/02*
Professional Land Surveyor
Maryland Reg. No. 10797

No.	REMARKS	BY	DATE