

Item #10



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: January 17, 2003
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 23, 2003.

Attached are copies of plan drawings for Items #08 #10, #11. These subdivision items are scheduled for Planning Board consideration on January 23, 2003. The items are further identified as follows:

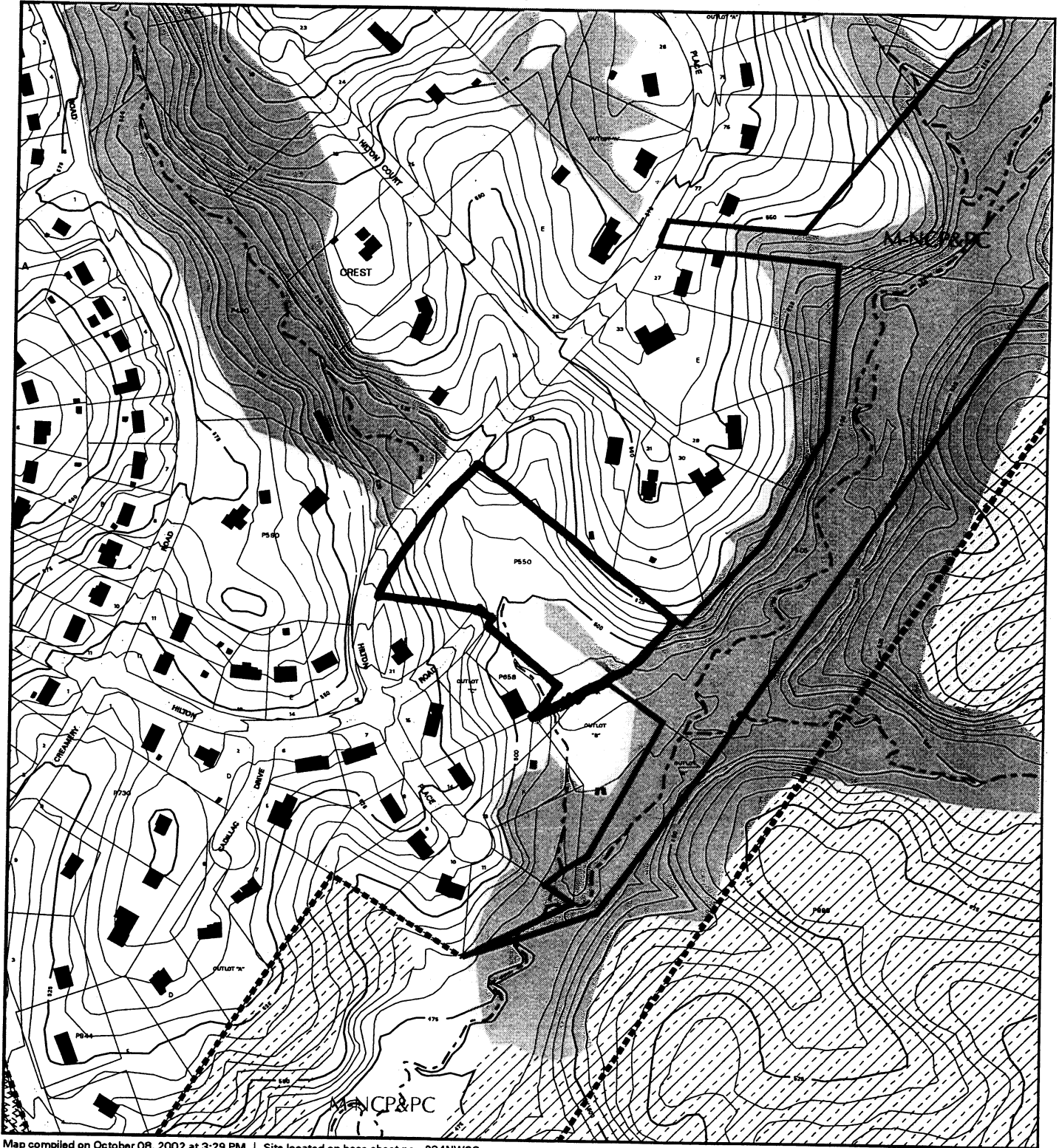
Agenda Item #08 - Preliminary Plan 1-03028
Euro Motorcars Germantown

Agenda Item #10 - Preliminary Plan 1-03019
Upper Seneca Crest

Agenda Item #11 - Preliminary Plan 1-01059
Simmons Property

Attachment

VICINITY MAP FOR
UPPER SENECA CREST (1-03019)



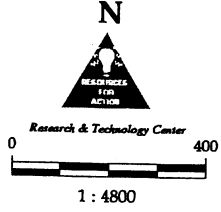
Map compiled on October 08, 2002 at 3:29 PM | Site located on base sheet no - 234NW08

NOTICE

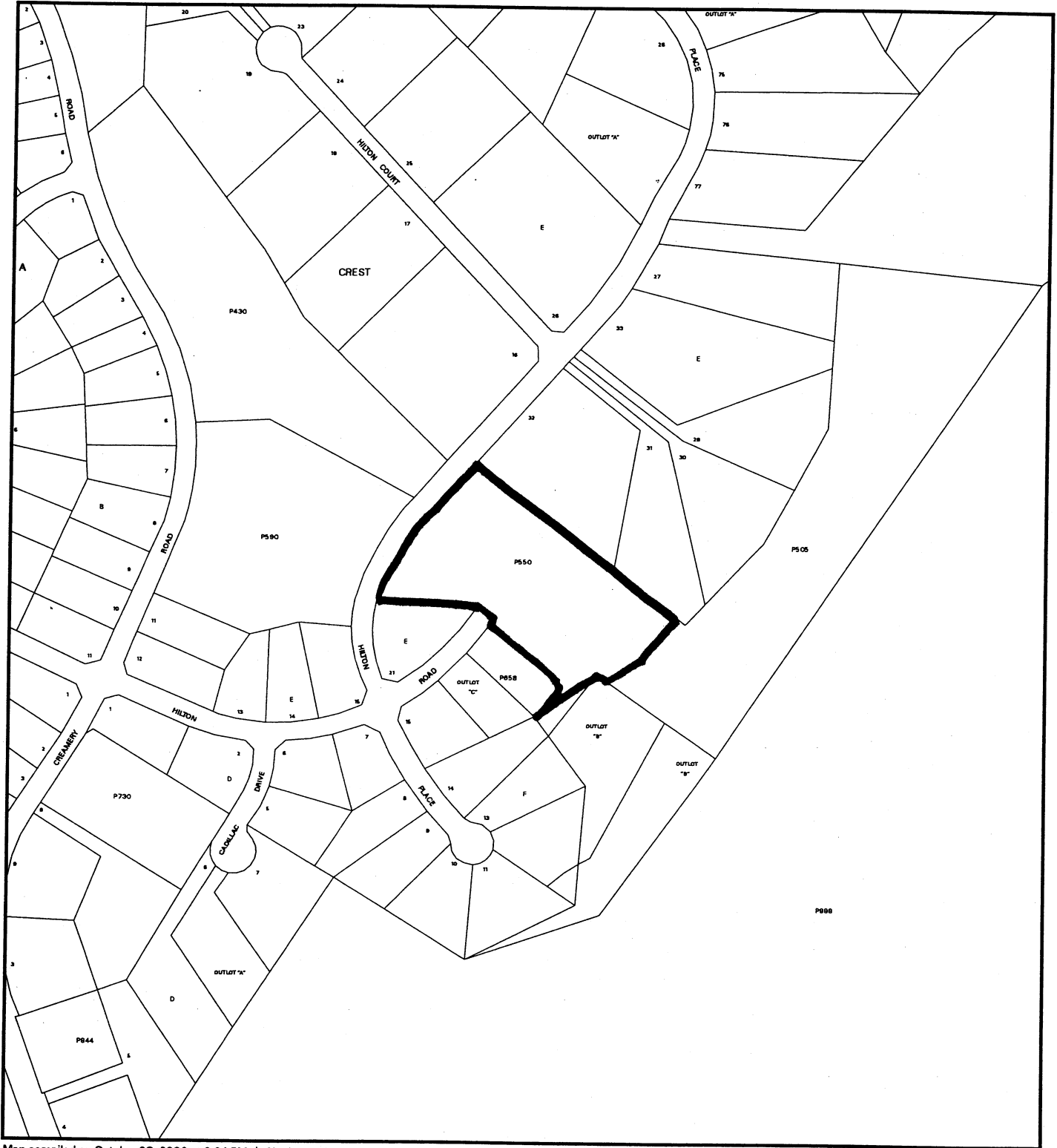
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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



VICINITY MAP FOR
UPPER SENECA CREST (1-03019)



Map compiled on October 08, 2002 at 2:24 PM | Site located on base sheet no - 234NW08

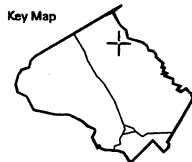
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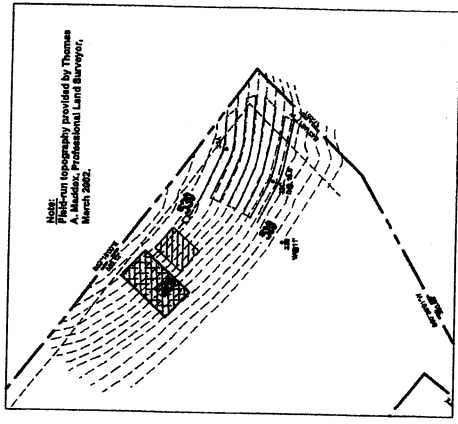
Key Map



Research & Technology Center



1 : 4800

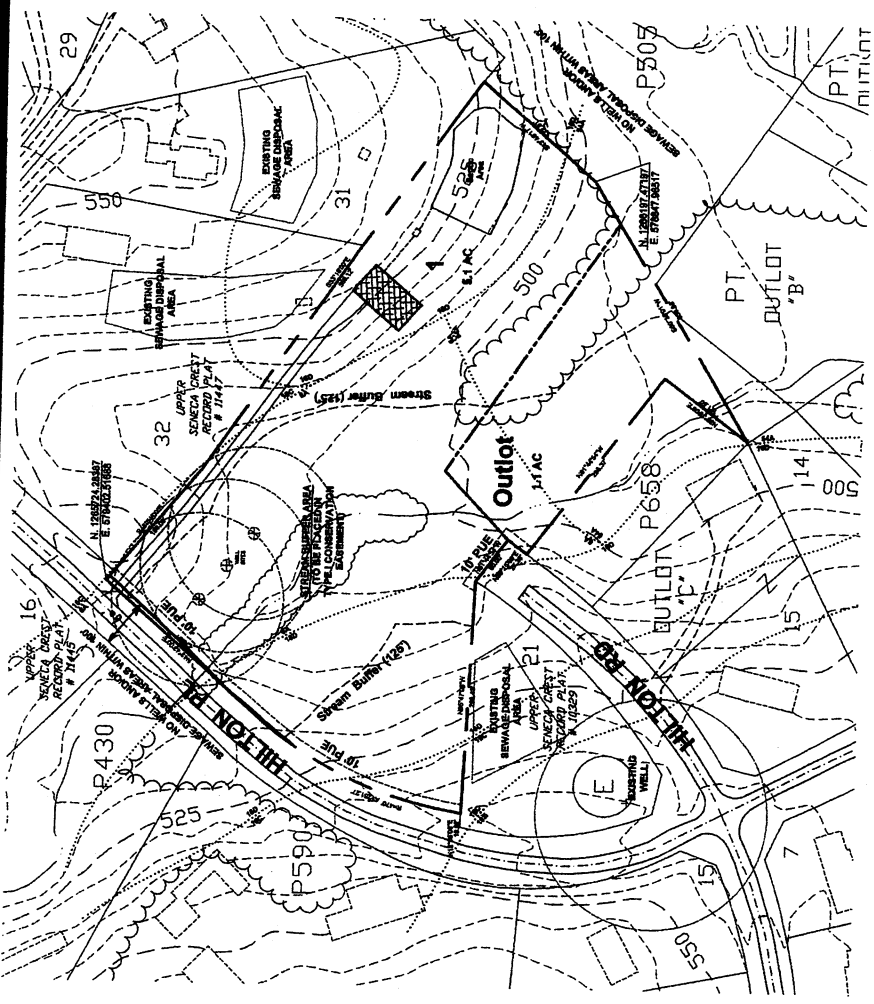


SEPTIC DETAIL:
1" = 100'

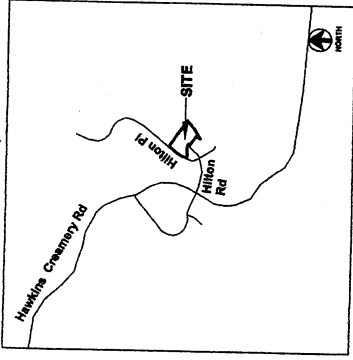
NOTES:

1. AREA OF PROPERTY - 6.25 ACRES +/-
2. EXISTING ZONING: RC
3. METHOD OF DEVELOPMENT - STANDARD
4. NUMBER OF LOTS PERMITTED - 1
5. NUMBER OF LOTS SHOWN - 1 + 1 Outlot
6. OUTLOT TO BE CONVEYED TO NEIGHBOR
7. AREA DEDICATED TO STREETS - 0.01 AC +/-
8. SITE TO BE SERVED BY WELL & ON-SITE SEPTIC SYSTEM
9. EXISTING SEWER & WATER SERVICE CATEGORIES: S-6, W-8
10. LOCATED IN GREAT SENECA CREEK WATERSHED
11. DEVELOPMENT STANDARDS:
Minimum Lot Size - 5.0 ac
Required Frontage - 300'
Frontyard Setback - 50'
Sideyard Setback - 20'
Rearyard Setback - 35'

12. UTILITIES TO BE PROVIDED BY: Vertzon, PEPCO
13. PRE-APPLICATION PLAN #7-99030
14. LOCATED ON WSSC GRID SHEET 234NW08; TAX MAP GW23



VICINITY MAP
SCALE: 1" = 2,000'



Surveyor's Certificate:
I hereby certify that the boundary shown hereon is correct to my best knowledge and belief, after examining records and visual observations. In addition, the section corner and other monuments shown hereon were located by a field survey and are shown accurately.



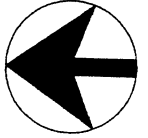
Signature: *[Handwritten Signature]* Date: 9/1/02

PREPARED FOR:
DANNY DELMAR
#2 Hilton Court
Gaithersburg, MD 20882
301-253-0015

**PRELIMINARY PLAN
UPPER SENECA CREST**
Montgomery County, Maryland



Benning & Associates, Inc.
Land Planning Consultants
8933 Shaafy Grove Court
Gaithersburg, MD 20877
(301) 948-0240



date: August 1, 2002

scale: 1"=100'