

Item #9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: March 14, 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 March 20, 2003.

Attached are copies of plan drawings for Items #07, #08 and #09. These subdivision items are scheduled for Planning Board consideration on March 20, 2003. The items are further identified as follows:

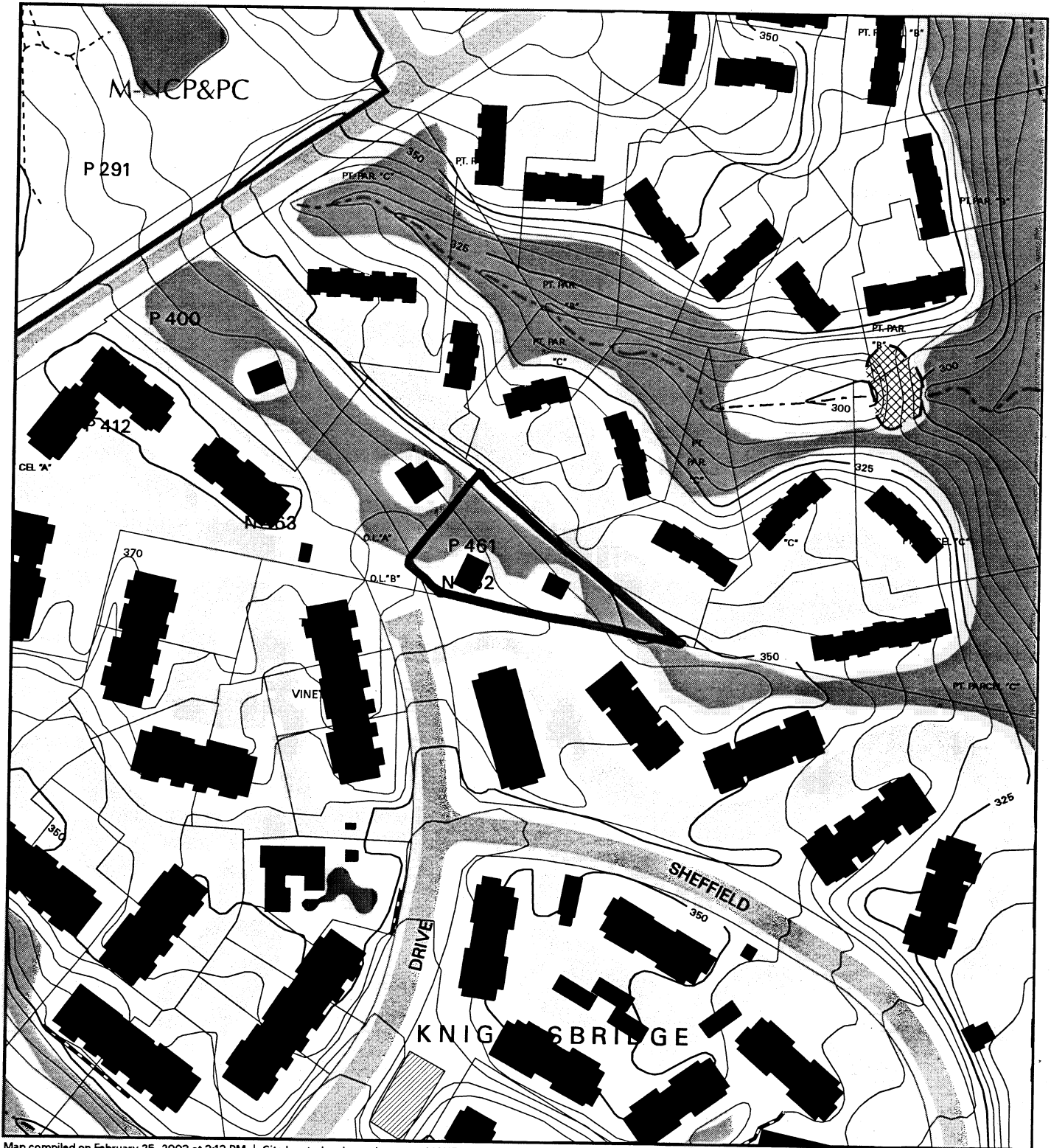
Agenda Item #07 - Pre-Preliminary Plan 7-03028
Horine Property

Agenda Item #08 - Preliminary Plan 1-93039A
Seventh-Day Adventist Property

Agenda Item #09 - Preliminary Plan 1-03043
Aston Manor

Attachment

VICINITY MAP FOR
ASTON MANOR (1-03043)



Map compiled on February 25, 2003 at 3:13 PM | Site located on base sheet no - 218NE04

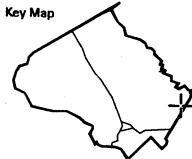
NOTICE

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

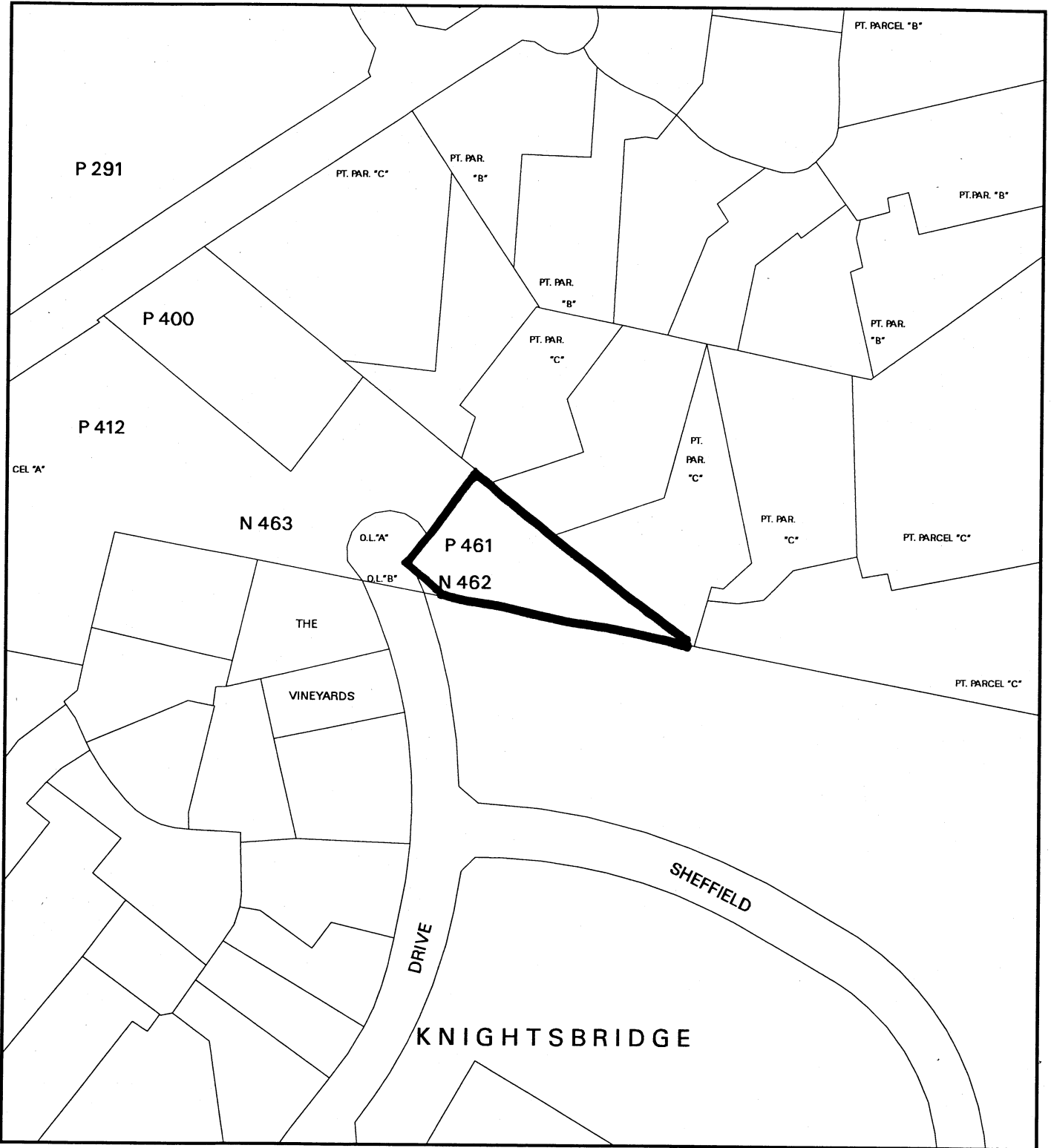


Research & Technology Center



1 : 2400

VICINITY MAP FOR
ASTON MANOR (1-03043)



Map compiled on February 25, 2003 at 3:10 PM | Site located on base sheet no - 218NE04

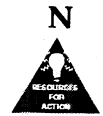
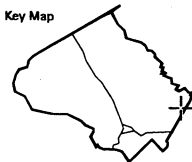
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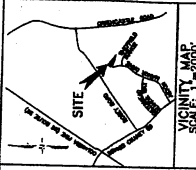
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Key Map



1 : 2400



GENERAL NOTES:

1. ZONING FOR THE SITE IS R-30.
2. THE PROPOSED MULTI-FAMILY DWELLINGS WILL BE SERVED BY WATER, SEWER AND GAS SERVICES.
3. THE HW/FD WAS APPROVED FOR THIS PROPERTY NO. 4-000886, NOV. 21, 2002.
4. NO 100 YEAR FLOOD PLAIN IS INDICATED ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MD., COMMUNITY FLOOD INSURANCE PLAN NO. 3000-000-000-000.
5. THE SITE IS WITHIN THE LITTLE PAIN BRANCH WATERSHED.
6. THE OWNER/DEVELOPER WILL DEDICATE THE REQUIRED PUBLIC PARKING UNITS LOCATIONS ACROSS THE FRONTAGE OF THE PROPERTY.
7. THIS DEVELOPMENT WILL BE SERVED BY:
 - SEWER SERVICE
 - WATER SERVICE
 - TELEPHONE SERVICE
 - BALTIMORE GAS & ELECTRIC FOR GAS SERVICE
 - CONCAST
8. THIS DEVELOPMENT HAS FILED A CONCEPT STORMWATER MANAGEMENT APPLICATION WITH THE MDCPS.
9. TOPOGRAPHY BY FIELD SURVEY CONDUCTED BETWEEN DECEMBER 13, 2001 AND JANUARY 11, 2002 BY LANDMARK ENGINEERING, INC. AND SUPPLEMENTED BY MDCPS RECORDS.
10. UTILITIES INFORMATION WAS OBTAINED FROM EXISTING COMPANY RECORDS.
11. EX. SINGLE FAMILY DWELLINGS TO BE DEMOLISHED
12. PARCELS REACH, OUTLOT "A", WHICH IS CURRENTLY HELD BY MONTGOMERY HOUSING DEVELOPMENT CORPORATION, MONTGOMERY COUNTY, MARYLAND AT ITS REQUEST AT NO CHARGE TO MONTGOMERY COUNTY FOR REGISTRATION OF CONVEYANCE FOR SUBDIVISION COMPLIANCE DATED MAY 6, 1991.
13. EXISTING WELL TO BE ABANDONED.

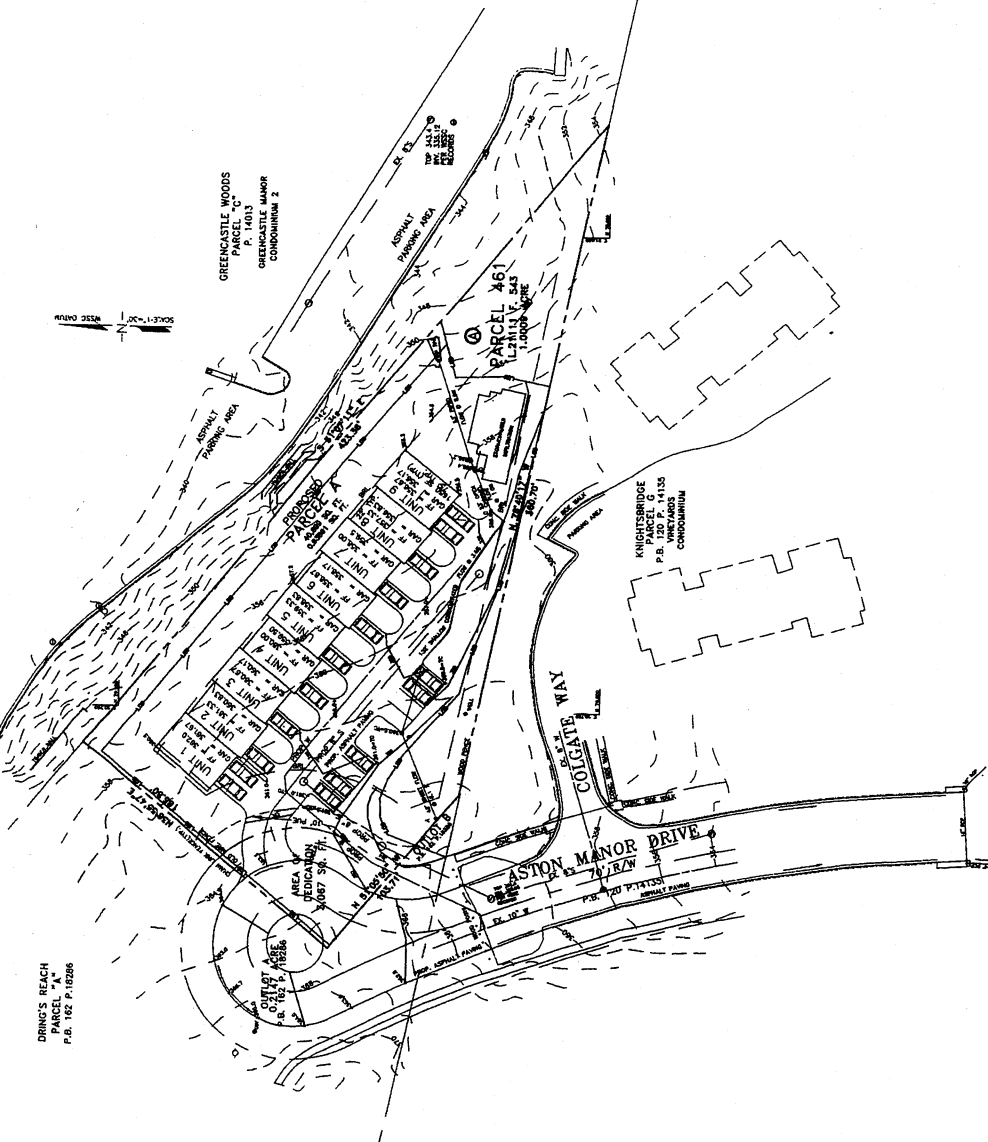
SITE TABULATION:

TOTAL SITE AREA	= 43,899 Sq. Ft.
PROPOSED LOTS	= 10
PROPOSED DWELLING UNITS	= 9
EXISTING PARCEL 461	= 43,899 Sq. Ft.
EXISTING PARCEL 461	= 40,632 Sq. Ft.
STREET DEDICATION	= 3,267 Sq. Ft.
SITE ZONING = R-30 ALLOWED	
LOT AREA (Sq. Ft.)	10,600
COVERAGE	40.832 Sq. Ft.
FRONT YARD SETBACK	18' min.
SIDE YARD SETBACK	6' min.
REAR YARD SETBACK	10' min. one side
LOT FRONTAGE	30' min.
LOT DEPTH	35' (6' Additional for building setbacks)
DENSITY	14.5 DU/AC

PARKING TABULATION:

TWO PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT WITH THREE ON MORE BUNGALOWS.

DWELLING UNITS PROPOSED 9
 PARKING REQUIRED 18 SPACES
 PARKING PROPOSED 11 INTERIOR SPACES
 19 EXTERIOR SPACES
 30 TOTAL SPACES



LEGEND

○	SEWER MANHOLE	○	DOWN GABLE TV ANTENNA
○	STORM DRAIN MANHOLE	○	LIGHT POLE
○	WATER MANHOLE	○	POWER POLE
○	FIRE HYDRANT	○	NEW OUT WIRE
○	WATER VALVE	○	8" FLOOR DRAIN
○	SPRINKLER	○	OVERHEAD WIRE
○		○	UNDERGROUND CABLE TV
○		○	UNDERGROUND GAS
○		○	WATER
○		○	SEWER
○		○	STORM DRAIN

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, THAT THE SURVEY WAS CONDUCTED BY LANDMARK ENGINEERING, INC. DATED DECEMBER 2001 AND THAT IT IS RECORDED AS PLAT 461B IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THE INFORMATION CONTAINED HEREIN IS A COMPOSITE OF FIELD LOCATED FEATURES AND AVAILABLE UTILITY COMPANY RECORDS.

12/19/02
 DATE

CONDUCTED BY: [Signature]
 MARYLAND REGISTRATION NO. 11192

PRELIMINARY PLAN OF SUBDIVISION
ASTON MANOR PARCEL A, BLOCK A
 A SUBDIVISION OF PARCEL 461 TAX MAP KRS-62
 COLESVILLE ELECTION DISTRICT 13009 ROEY ROAD MONTGOMERY COUNTY, MARYLAND

LANDMARK ENGINEERING, INC.
 1705 ELMWOOD DRIVE SUITE 200
 SILVER SPRING, MARYLAND 20903
 PHONE (301) 431-9550
 FAX (301) 431-7477

CONSULTING ENGINEERS PLANNERS SURVEYORS

TAX MAP NO. KRS62	WSSC SHEET NO. 218 J&4	MDCPS M/FSD NO. 4-CORPSE	MDCPPC PRELIMINARY PLAN #
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APPLICANT:
 MRS. ALBANY FERNANDES
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 TEL. (301) 548-1959