

Item # 12



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** July 18, 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 July 24, 2003.

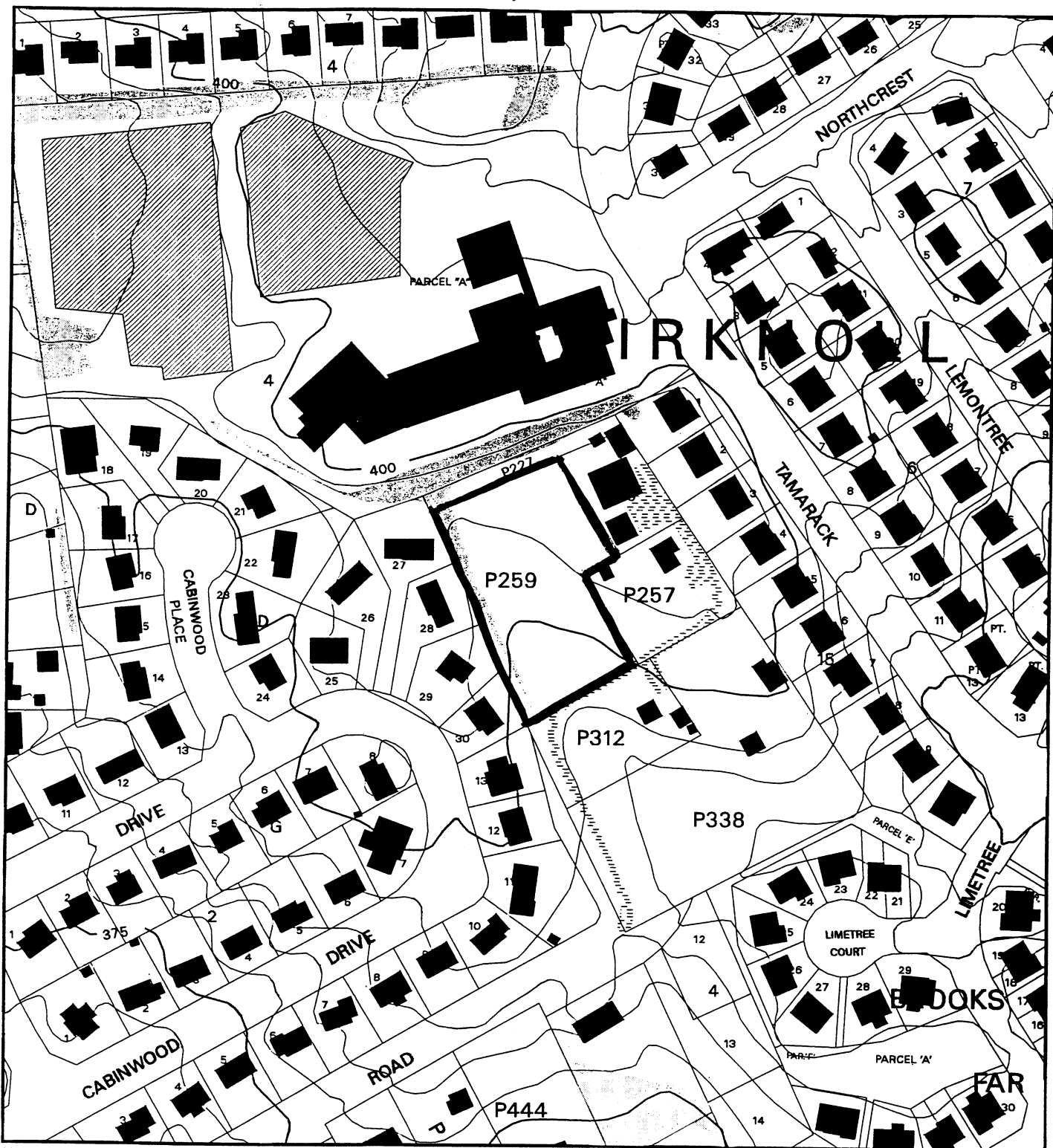
-----

Attached are copies of plan drawings for Item #04, #07, #11 and #12. These subdivision items are scheduled for Planning Board consideration on July 24, 2003. The items are further identified as follows:

- Agenda Item #04 - Preliminary Plan 1-03082  
Orchard Avenue Office
- Agenda Item #07 - Preliminary Plan 1-98009A  
Highlands at Clarksburg
- Agenda Item #11 - Preliminary Plan 1-02088  
Allanwood
- Agenda Item #12 - Preliminary Plan 1-03091  
Colesville Eastates

Attachment

VICINITY MAP FOR  
**COLESVILLE ESTATES (1-03091)**



Map compiled on May 22, 2003 at 2:23 PM | Site located on base sheet no - 217NE02

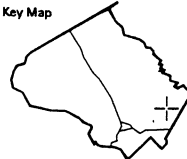
**NOTICE**

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

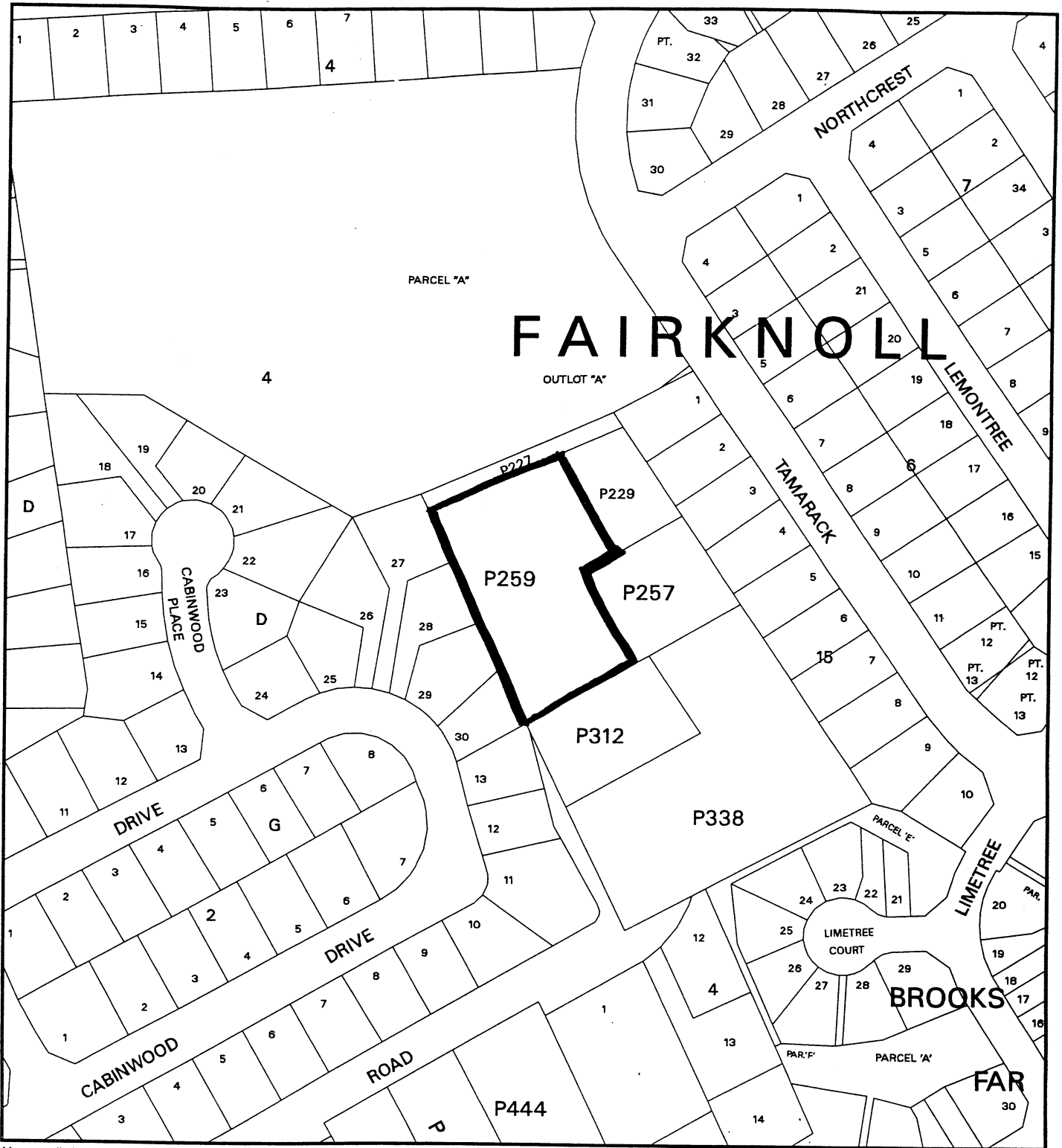
Key Map



1 : 2400

VICINITY MAP FOR

# COLESVILLE ESTATES (1-03091)



Map compiled on January 22, 2000 at 10:30 AM | Site located on base sheet no - 217NE02

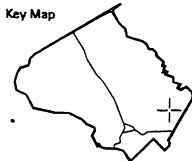
### NOTICE

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

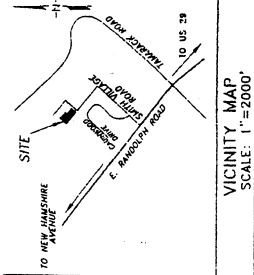


Research & Technology Center



1 : 2400

- LEGEND**
- ① SEWER MANHOLE
  - ② SEWER DRAIN MANHOLE
  - ③ LIGHT POLE
  - ④ WATER MANHOLE
  - ⑤ FRENCH POLE
  - ⑥ FIC (FIRE)
  - ⑦ WATER VALVE
  - ⑧ EXTERIOR WELLS
  - ⑨ SPRINKLER
  - ⑩ LIGHT POLE
  - ⑪ FRENCH POLE
  - ⑫ FLOOR DRAIN
  - ⑬ WATER VALVE
  - ⑭ EXTERIOR WELLS
  - ⑮ FLOOR DRAIN
  - ⑯ WATER VALVE
  - ⑰ EXTERIOR WELLS
  - ⑱ WATER VALVE
  - ⑲ EXTERIOR WELLS
  - ⑳ WATER VALVE



- GENERAL NOTES:**
- ZONING FOR THE SITE IS R-40.
  - THE PROPOSED SINGLE FAMILY DWELLING WILL BE SERVED BY WATER AND SEWER CATEGORIES W-1 AND S-1.
  - HM/PSD NO. 4-03144E WAS APPROVED DECEMBER 31, 2002 FOR THIS PROPERTY.
  - THE LOT AREA IS 1.39 ACRES AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, M.D., COMMUNITY PANEL NO. 84704-000C, ADOPTED 5, 1991.
  - SITE LIES WITHIN THE PAINT BRANCH WATERSHED BELOW FAIRLAND ROAD. THE SITE IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA.
  - THE OWNER/DEVELOPER WILL DEGRADE THE REQUIRED PUBLIC UTILITY UTILITIES ACROSS THE THROATAGE OF THE PROPERTY.
  - THIS DEVELOPMENT WILL BE SERVED BY:
    - TELEVISION TELEPHONE
    - TELEPHONE
    - SEWER
    - WATER
    - WASHINGTON GAS
    - STORM DRAINAGE
    - DRAINAGE GAS & ELECTRIC
  - THIS DEVELOPMENT HAS FILED A CONCEPT STORMWATER MANAGEMENT APPLICATION WITH THE AGENCIES.
  - TOPOGRAPHY IS FROM MANGPC RECORDS.
  - UTILITIES INFORMATION WAS OBTAINED FROM EXISTING COMPANY RECORDS.
  - GRID TICKS ARE BASED ON WSC COORDINATE SYSTEM.

**SITE TABULATION:**

TOTAL SITE AREA	1.39 acres	ALLOWED	PROVIDED
PROPOSED LOTS	13	ALLOWED	PROVIDED
LOT AREA (S.F.)	9,895	MIN. SIDE SETBACK	10'-0" (5'-0" MIN. @ 20'-0" WIDE)
COVERAGE	30%	MIN. REAR SETBACK	20'-0"
FRONT YARD SETBACK	30'	MIN. SIDE SETBACK	25'
REAR YARD SETBACK	25'	MIN. SIDE SETBACK	150'
MAXIMUM HEIGHT	25'	MIN. SIDE SETBACK	150'
MINIMUM HEIGHT	2'-0"	MIN. SIDE SETBACK	150'
DEENSITY	2.5 DU/AC. REQ.	MIN. SIDE SETBACK	150'

**ENGINEER'S CERTIFICATE**

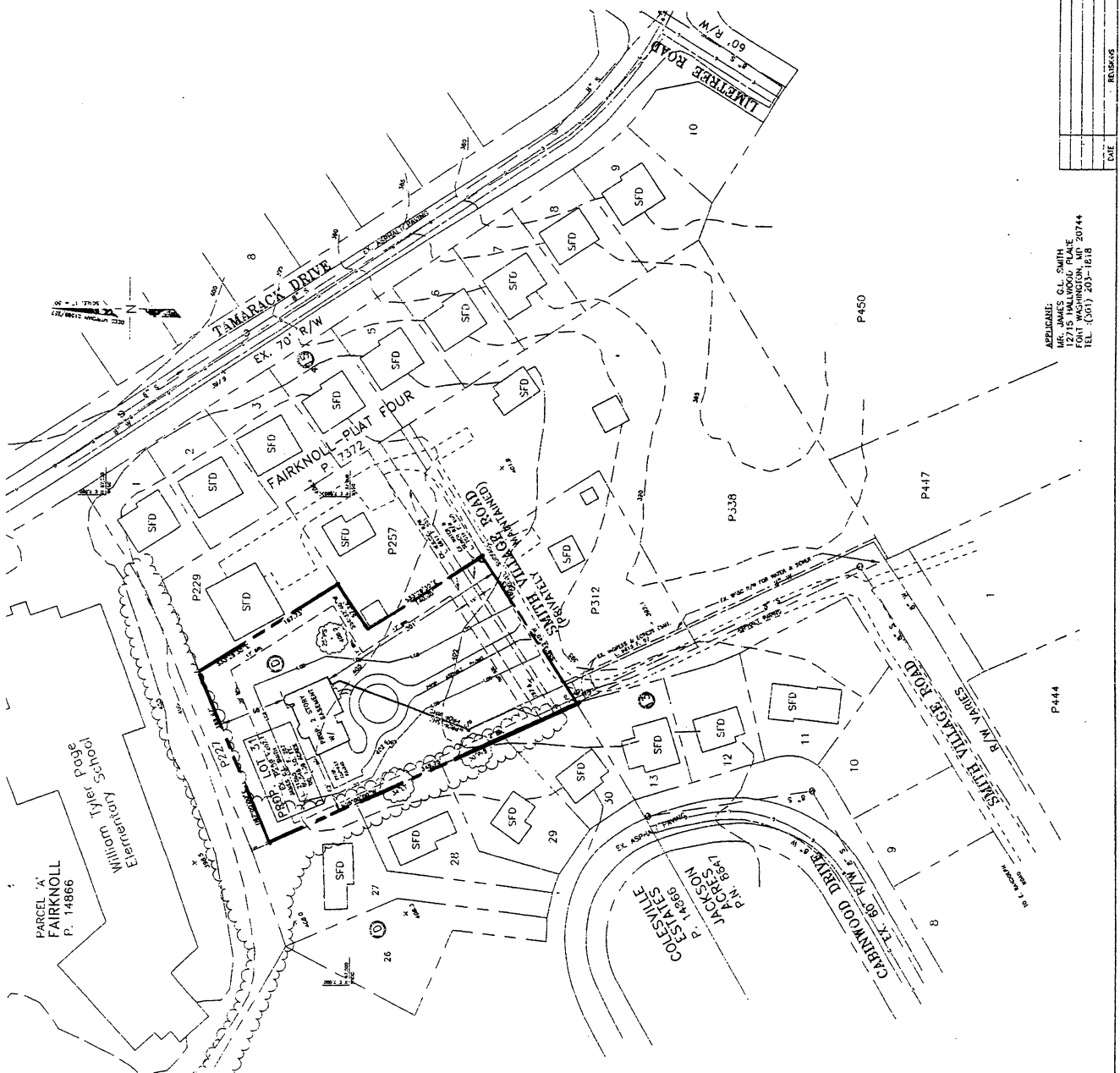
I, HERBY C. SMITH, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ACT, TITLE 10, SUBTITLE 3, OF THE NATURAL RESOURCES AND ENVIRONMENTAL CODE, AND THE REQUIREMENTS OF THE SUBDIVISION ACT, TITLE 10, SUBTITLE 3, OF THE NATURAL RESOURCES AND ENVIRONMENTAL CODE, AND THAT ALL NECESSARY INFORMATION IS FROM AVAILABLE RECORDS OF THE H-N-CORP.

HERBY C. SMITH  
 REGISTERED PROFESSIONAL ENGINEER  
 MARYLAND REGISTRATION NO. 11124

WSSC SHEET 217-NEZ  
 MARYLAND REGISTRATION NO. 11124  
 DATE 03/23

PRELIMINARY PLAN OF SUBDIVISION  
**COLESVILLE ESTATES**  
 LOT 31 BLOCK D  
 SMITH VILLAGE ROAD  
 PARCEL P259, TAX MAP K1121  
 COLESVILLE (ETH) DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

LANDMARK ENGINEERING, INC.  
 1530 BRIDGEWAY, WASHINGTON, D.C. 20018  
 CONSULTING ENGINEERS, PLANNERS, SURVEYORS



APPLICANT:  
 MR. JAMES C. SMITH  
 12715 HALLWOOD PLANE  
 FORT WASHINGTON, MD 20744  
 TEL: (301) 283-1610

DATE  
 REVISIONS