

ITEM #11

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MEMORANDUM

DATE: October 6, 2005

TO: Montgomery County Planning Board

FROM: Catherine Conlon
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 10, 2005.

Attached are copies of plan drawings for item #07, #08, #09, #10, #11, #12 and #13. These subdivision items are scheduled for Planning Board consideration on October 10, 2005. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 120060060
(formerly 1-06006)
1200 Blair Mill Road

Agenda Item #08 - Preliminary Plan 120050540
(formerly 1-05054)
Butz Property

Agenda Item #09 - Preliminary Plan 11998091C
(formerly 1-98091C)
Rock Spring Park

Agenda Item #10 - Preliminary Plan 12004105A
(formerly- 1-04105A)
Roberts Landing

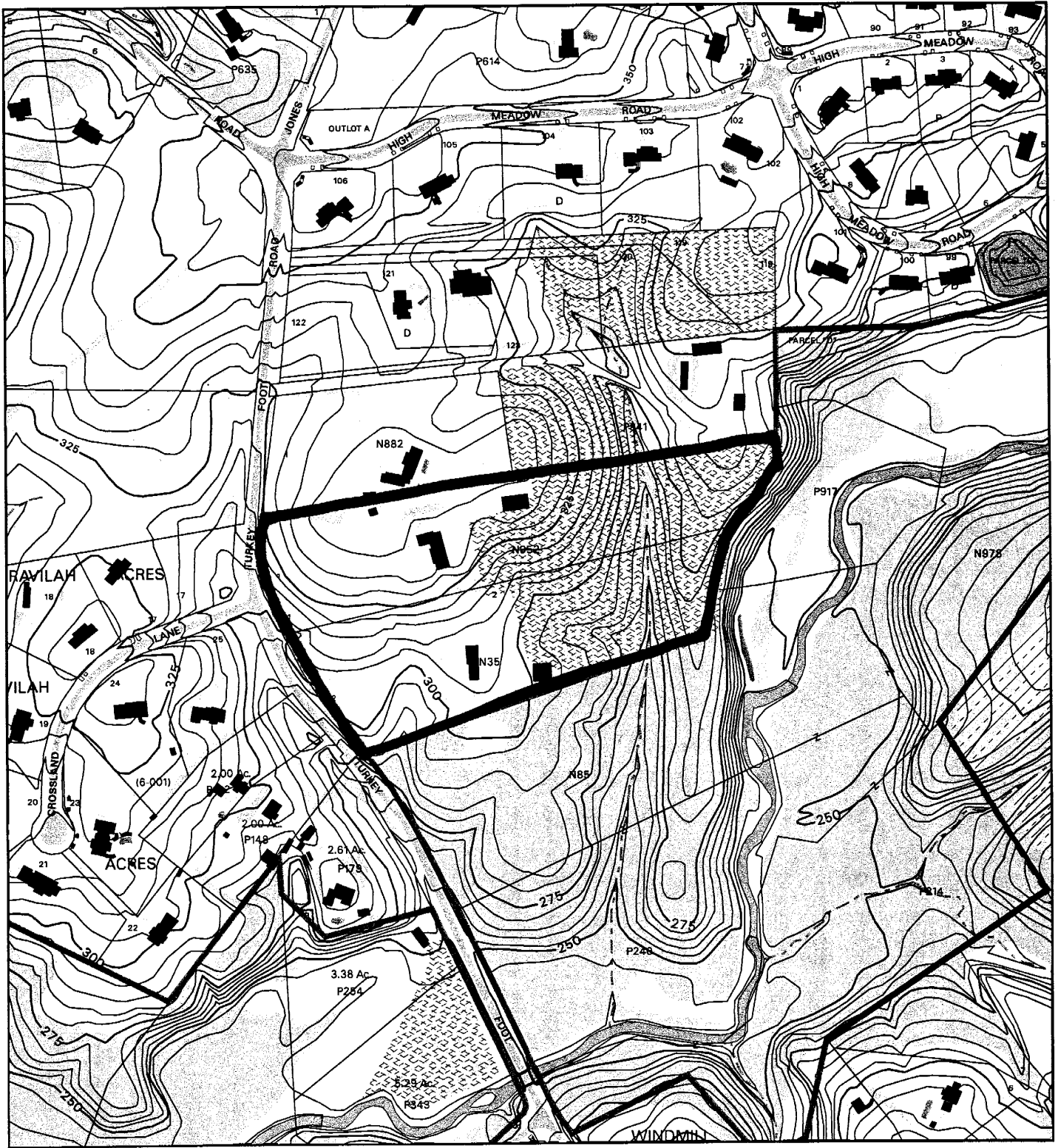
Agenda Item #11 - Preliminary Plan 120040630
(formerly- 1-04063)
Travilah Acres

Agenda Item #12 - Pre-Preliminary Plan 120050150
(formerly- 7-05015)
Sanctuary Farm

Agenda Item #13 - Preliminary Plan 120050710
(formerly- 1-05071)
Glen Mill Road

Attachment

TRAVILAH ACRES (120040630 FORMERLY 1-04063)



Map compiled on October 06, 2005 at 9:05 AM | Site located on base sheet no - 219NW13

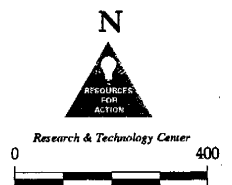
NOTICE

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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.

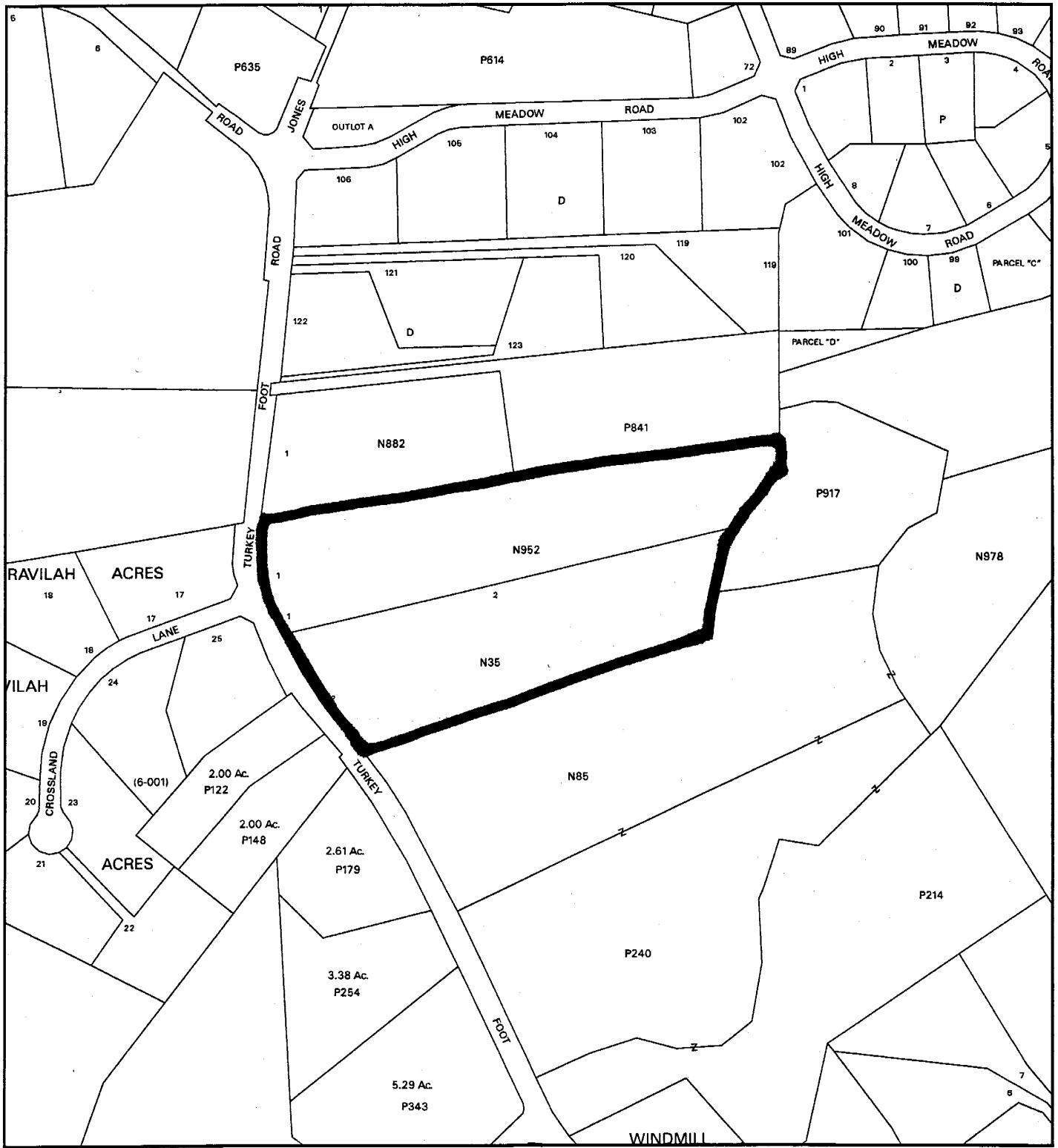
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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

Key Map



1 inch = 400 feet
1 : 4800

TRAVILAH ACRES (120040630 FORMERLY 1-04063)



Map compiled on October 06, 2005 at 9:02 AM | Site located on base sheet no - 219NW13

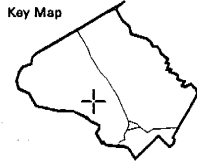
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Key Map



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Research & Technology Center

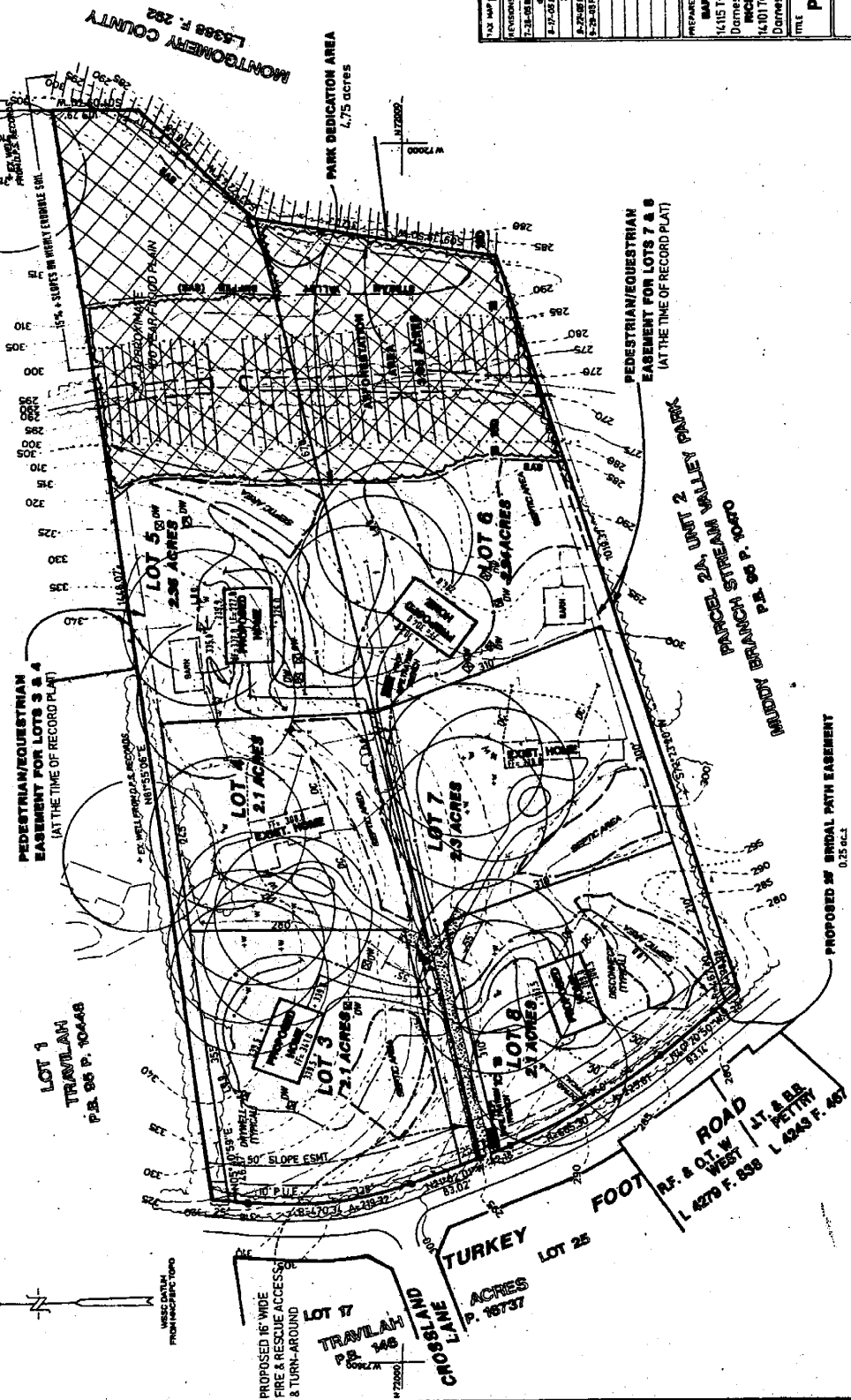


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DEVELOPMENT TABULATION

REQUIRED	PROVIDED
Zoning	RE-2 proposed
Total Area of Plot	780,586 S.F.
Area of Street Dedication	0 S.F.
Net Area of Lot	780,586 S.F.
Minimum Lot Area	87,120 S.F. (2.0 acres)
Lot Width @ BRL	150'

- NOTES**
- Boundary, as shown, compiled from available deeds and records as recorded in the Montgomery County Land Records.
 - Topography and house locations, as shown, taken from MC MAPS sheets 219NW12 and 218NW12, 200 scale, five foot contour interval.
 - Planning Area: Darnestown P.A. 24.
 - Existing zoning is RE-2.
 - Area included is 17.92 acres.
 - Number of lots proposed: 6.
 - NRUPSD no.: 4-04133.
 - Watershed: Muddy Branch, Hydrologic Area: 23.
 - Soils, as shown from sheet 18 of the Montgomery County Soil Survey:
 - IB Gulls silt loam, 3-8% slopes
 - IC Gulls silt loam, 8-15% slopes
 - 16D Brinklow-Blocktown channely silt loams, 15-25% slopes
 - There are no wetlands on site, nor is there flood plain associated with the on-site stream.
 - There are no historic or cultural features on site.
 - There are no State or Federal records for easements, threatened, or endangered species within the boundaries of the site. (MD DNR letter dated Dec. 1, 2003.)
 - Tax ID No.: 06-01732867 (Lot 1)
 - Tax ID No.: 06-01732951 (Lot 2)
 - Address: Lot 1 - 14115 Turkey Foot Road
Lot 2 - 14101 Turkey Foot Road
 - Certain elements shown hereon are seated and subject to change at time of field survey or record plat.
 - Building setbacks:
Front - 50' from street
Rear - 35'
Side - 35' (not 17' minimum one side)



DEVELOPMENT TABULATION

PROPOSED LOTS 3 - 8
A RESUBDIVISION OF
TRAVILAH ACRES
MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN OF SUBDIVISION

PREPARED FOR:
MARRY SCHMEL
14315 Turkey Foot Road
Darnestown, MD 20878

PREPARED BY:
RICHARD HEALD
14301 Turkey Foot Road
Darnestown, MD 20878

WITMER ASSOCIATES, LLC
114-A Harford Drive, Rockville, MD 20850
Tel: (301) 994-4000 Fax: (301) 994-4001

SEP 30 2004

DATE FEB. 2004

SCALE 1" = 100'

SHEET NO. 1 of 1

PROPOSED BY SERIAL PATH EASEMENT
0.25 AC ±

PEDESTRIAN/EQUESTRIAN EASEMENT FOR LOTS 7 & 8
(AT THE TIME OF RECORD PLAT)

PEDESTRIAN/EQUESTRIAN EASEMENT FOR LOTS 3 & 4
(AT THE TIME OF RECORD PLAT)

PARK DEDICATION AREA
1.75 ACRES

TRAVILAH ROAD
P. 86 P. 10448

TURKEY ROAD
P. 858 L. 4243 F. 461

CROSSLANE ROAD
P. 16737

FOOT ROAD
P. 81 & O.I. W. WEST L. 4270 F. 858 L. 4243 F. 461

TRAVILAH ACRES
P. 146

LOT 1
2.36 ACRES

LOT 2
2.36 ACRES

LOT 3
2.1 ACRES

LOT 4
2.1 ACRES

LOT 5
2.36 ACRES

LOT 6
2.36 ACRES

LOT 7
2.36 ACRES

LOT 8
2.36 ACRES

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0.25 AC ±

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