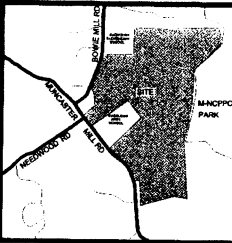
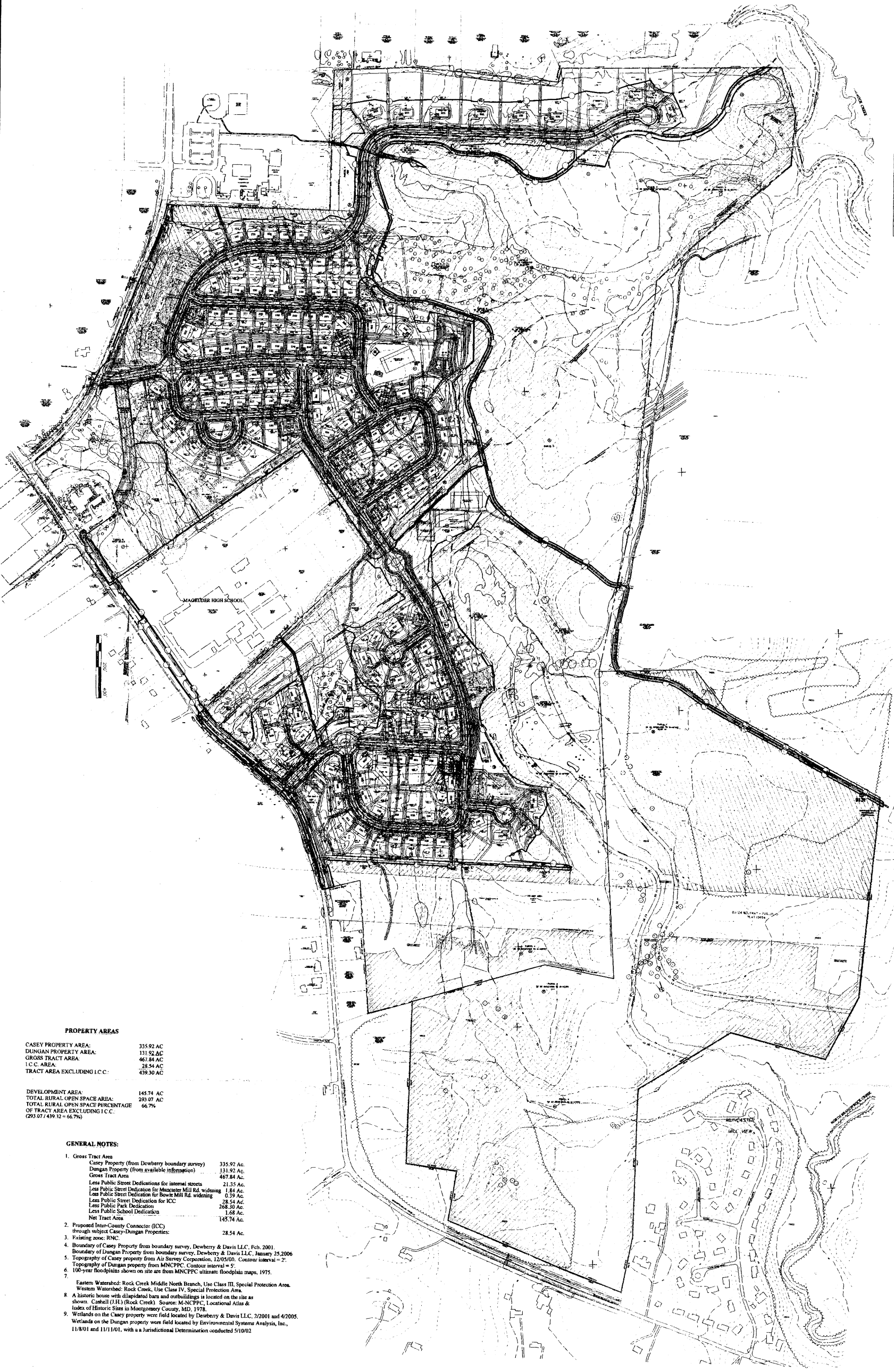


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VICINITY MAP
SCALE 1"=2000'

REVISIONS			
NO.	DESCRIPTION	BY	DATE



PROPERTY AREAS

CASEY PROPERTY AREA:	335.92 AC
DUNGAN PROPERTY AREA:	131.92 AC
GROSS TRACT AREA:	467.84 AC
I.C.C. AREA:	28.54 AC
TRACT AREA EXCLUDING I.C.C.:	439.30 AC

DEVELOPMENT AREA:	145.74 AC
TOTAL RURAL OPEN SPACE AREA:	293.07 AC
TOTAL RURAL OPEN SPACE PERCENTAGE OF TRACT AREA EXCLUDING I.C.C.:	66.7%
(293.07 / 439.32 = 66.7%)	

GENERAL NOTES:

- Gross Tract Area
Casey Property (from Dewberry boundary survey) 335.92 Ac.
Dungan Property (from available information) 131.92 Ac.
Gross Tract Area 467.84 Ac.
Less Public Street Deductions for internal streets 21.35 Ac.
Less Public Street Deduction for Magruder Mill Rd. widening 1.84 Ac.
Less Public Street Deduction for Bowles Mill Rd. widening 0.59 Ac.
Less Public Street Deduction for ICC 28.54 Ac.
Less Public Park Deduction 268.30 Ac.
Less Public School Deduction 1.68 Ac.
Net Tract Area 145.74 Ac.
- Proposed Inter-County Connector (ICC) through subject Casey-Dungan Properties: 28.54 Ac.
- Existing zone: RNC.
- Boundary of Casey Property from boundary survey, Dewberry & Davis LLC, Feb. 2001.
Boundary of Dungan Property from boundary survey, Dewberry & Davis LLC, January 25, 2006.
- Topography of Casey property from Air Survey Corporation, 12/05/00. Contour interval = 2'.
Topography of Dungan property from MNCPPC. Contour interval = 5'.
100-year floodplains shown on site are from MNCPPC ultimate floodplain maps, 1975.
- Eastern Watershed: Rock Creek Middle North Branch, Use Class III, Special Protection Area.
Western Watershed: Rock Creek, Use Class IV, Special Protection Area.
- A historic house with dilapidated barn and outbuildings is located on the site as shown. Castelli (JH) (Rock Creek). Source: MNCPPC, Locational Atlas & Index of Historic Sites in Montgomery County, MD, 1978.
- Wetlands on the Casey property were field located by Dewberry & Davis LLC, 2/2001 and 4/2005. Wetlands on the Dungan property were field located by Environmental Systems Analysis, Inc., 11/8/01 and 11/11/01, with a Jurisdictional Determination conducted 5/10/02.

NOTE:
APPROVAL OF THIS PRELIMINARY PLAN IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

1" = 200'

DATE: 10/20/2006

BY: [Signature]

SCALE: 1" = 200'

PRELIMINARY SUBDIVISION PLAN

CASEY- DUNGAN PROPERTY

8TH ELECTION DISTRICT

DEVELOPER

OXFORD DEVELOPMENT®

ROCKVILLE, MD 20852

Tel: (301) 294-4150

Fax: (301) 294-4151

Scale

North Arrow

Legend

Notes

Other

BAH

PDI

JNC

Dewberry

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