

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

M E M O R A N D U M

**DATE:** January 18, 2002  
**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 24, 2002.

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Attached are copies of plan drawings for Items #07, #10, #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on January 24, 2002. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-94011  
Smalls Nursery Revision

Agenda Item #10 - Preliminary Plan 1-98093A  
Rock Spring Park Ext. w/SP

Agenda Item #11 - Preliminary Plan 1-02028  
Oakton Associates

Agenda Item #12 - Preliminary Plan 1-00074  
Woodbyrne Farms

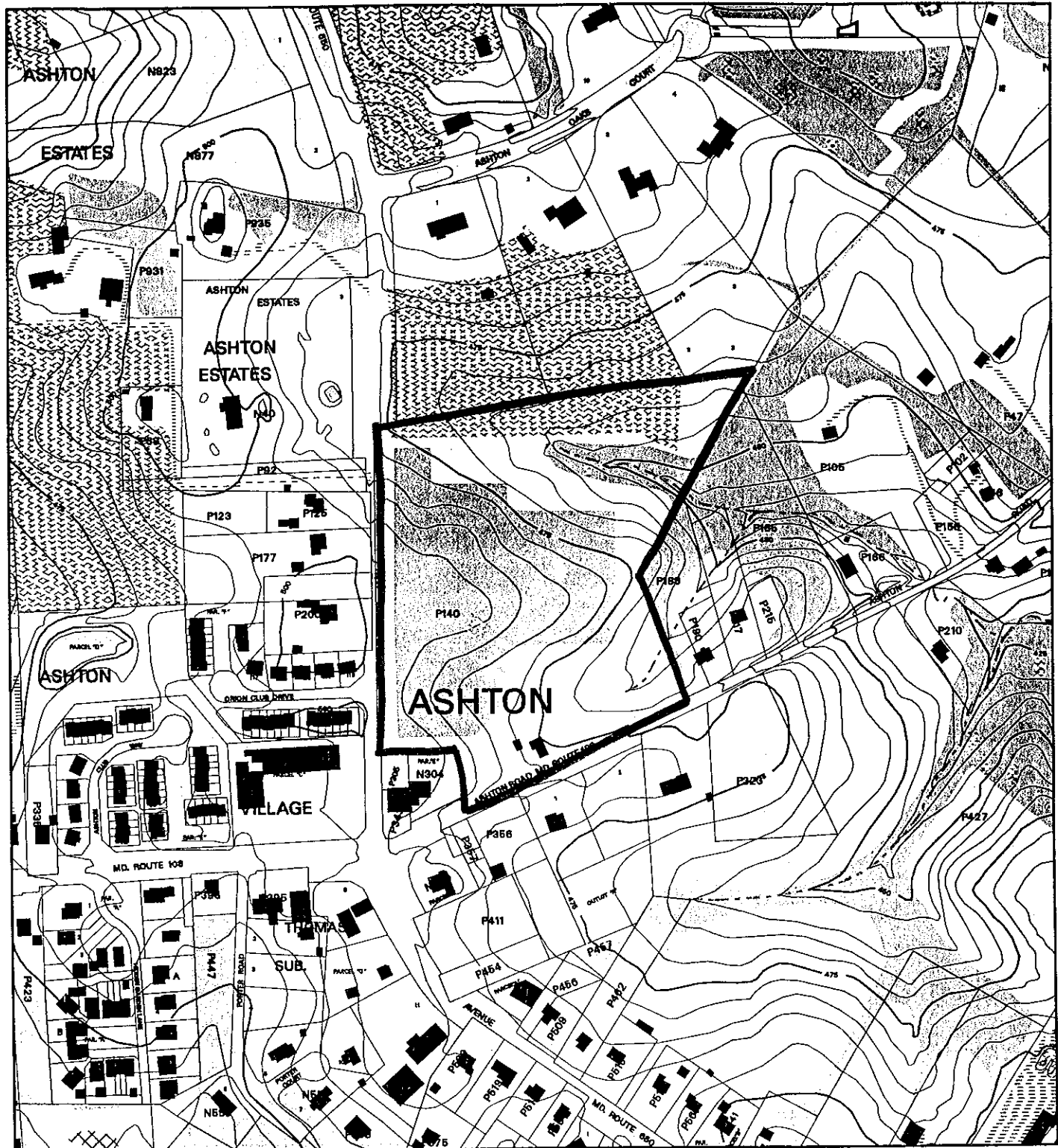
Agenda Item #13 - Preliminary Plan 1-02055  
Duvall Property

Agenda Item #14 - Preliminary Plan 1-02053  
John E. Kelly Property

Attachment

VICINITY MAP FOR

# OAKTON ASSOCIATES PROPERTY (1-02028)



Map compiled on October 11, 2001 at 1:26 PM | Site located on base sheet no - 224NW01

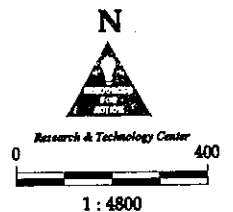
## NOTICE

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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.

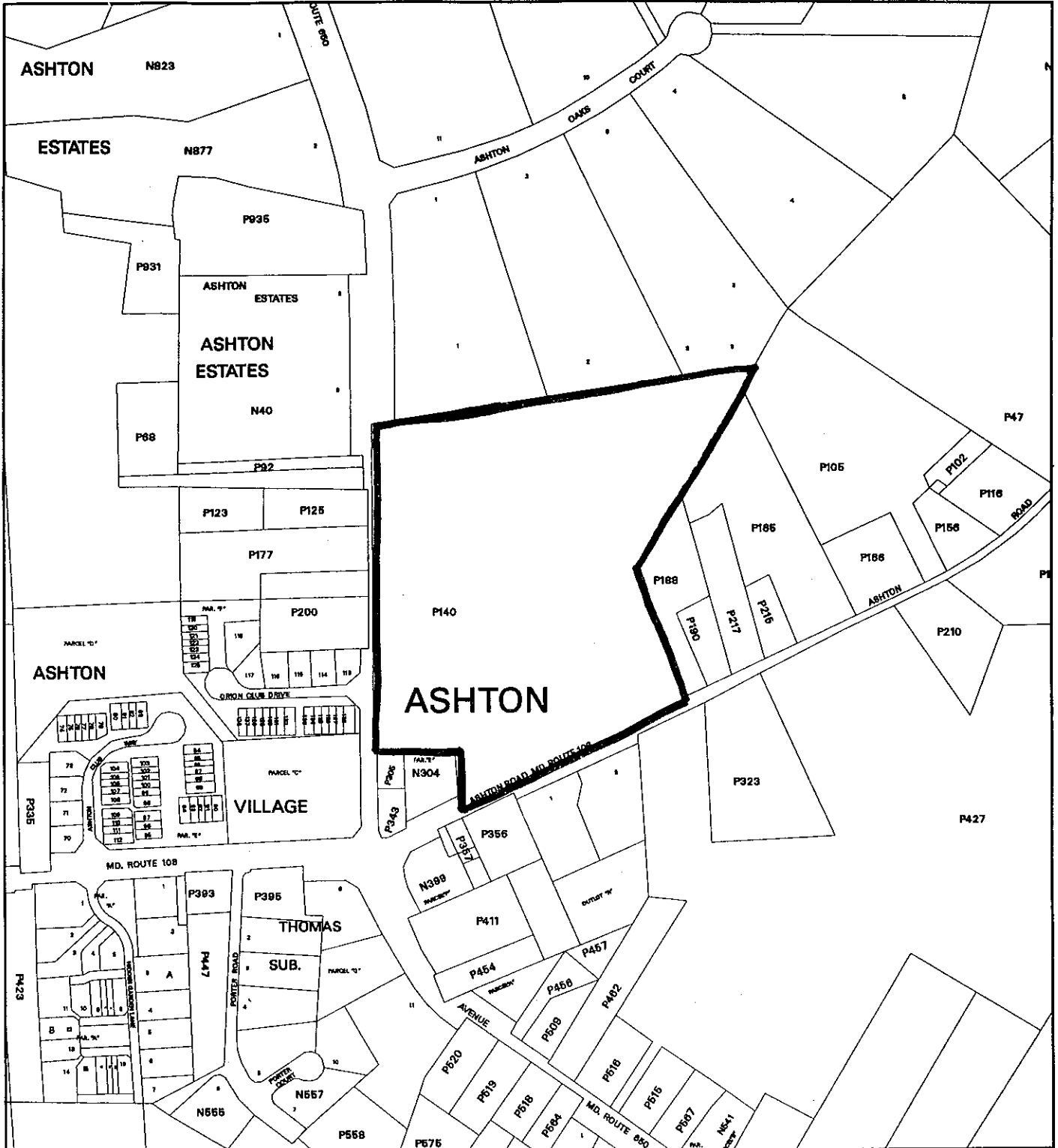
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area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



VICINITY MAP FOR

# OAKTON ASSOCIATES PROPERTY (1-02028)



Map compiled on October 11, 2001 at 2:25 PM | Site located on base sheet no - 224NW01

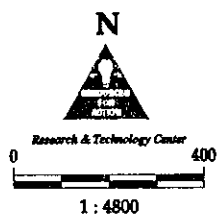
### NOTICE

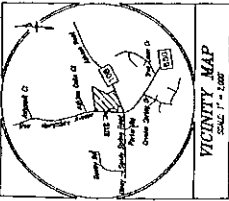
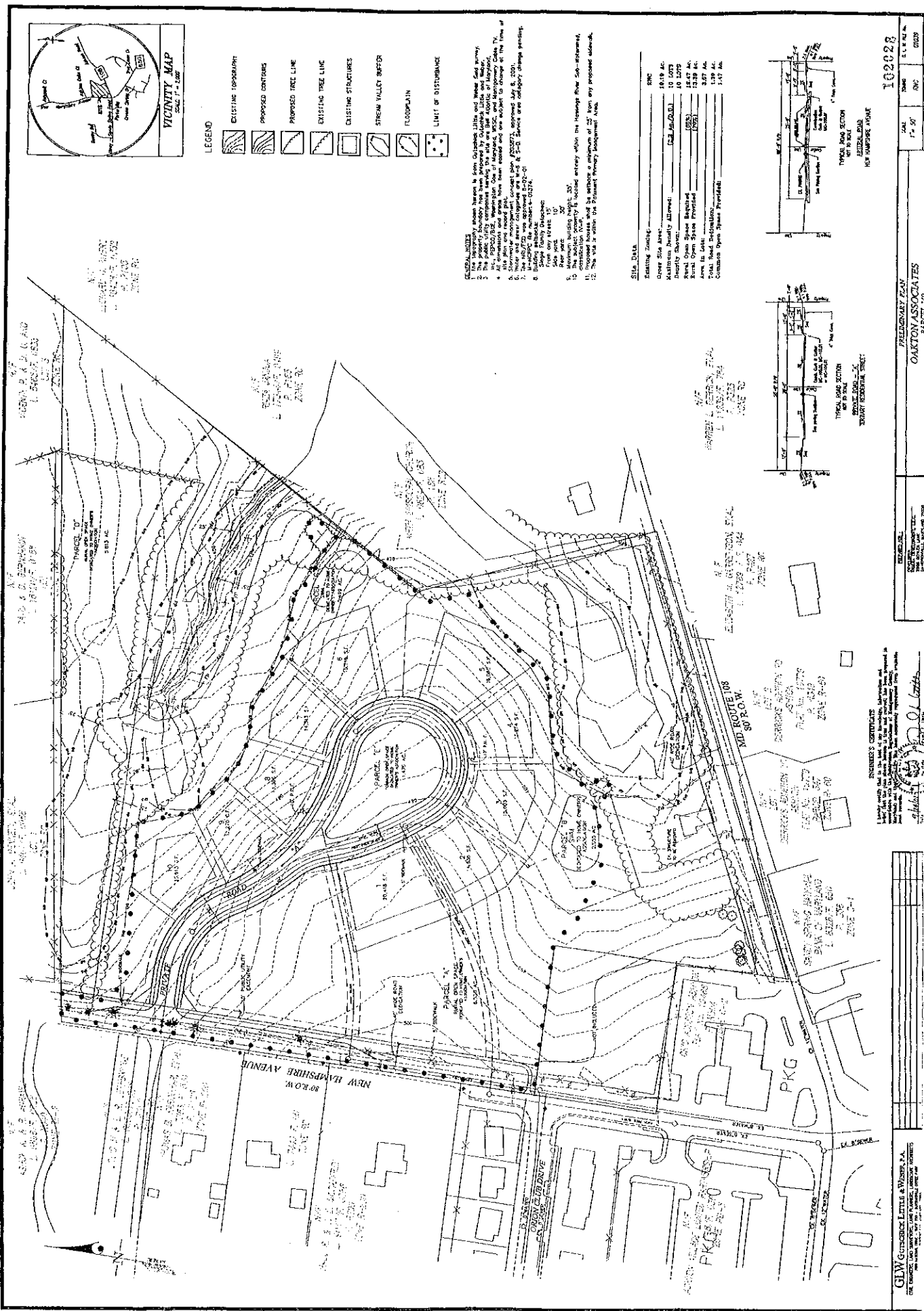
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Key Map





- LEGEND**
- EXISTING ROADS
  - PROPOSED ROADS
  - PROPOSED TREE LINE
  - EXISTING TREE LINE
  - EXISTING STRUCTURES
  - STREAM VALLEY BELT
  - FLOODPLAIN
  - LIMIT OF DISTURBANCE

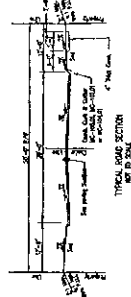
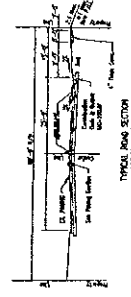
**SITE DATA**

Existing Zoning:	RNC
Open Space Area:	18.19 AC
Moisture Retention:	10.25 (50.0%)
Neighborhood:	10.25
Rural Open Space Required:	18.47 AC
Rural Open Space Provided:	13.89 AC
Total Open Space:	3.27 AC
Common Open Space Provided:	1.17 AC

1. Proposed roads shall be constructed within the proposed Right-of-Way.
2. The property boundary has been prepared by O'Connell, Little and Neill, Inc., dated 10/15/02.
3. The proposed roads shall be constructed within the proposed Right-of-Way.
4. All structures and areas have been noted and are subject to change at the time of the final site plan.
5. Stormwater management concept for Parcel 108, approved July 8, 2003.
6. The 100-year flood elevation for Parcel 108 is 102.5 feet above datum.
7. The 100-year flood elevation for Parcel 109 is 102.5 feet above datum.
8. Building setbacks:
9. Front: 10 feet
10. Side: 5 feet
11. Rear: 10 feet
12. This plan is subject to the Planning Board's review.

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**GLW Gensource Little & Wisner, P.A.**  
 ONE COMMONS WAY, SUITE 200, WASHINGTON, DC 20001  
 TEL: 202-331-1100 FAX: 202-331-1101

**OAKTON ASSOCIATES**  
 PARCEL 108

**102028**

DATE: 11/15/02  
 SCALE: 1" = 50'  
 DRAWN BY: JWG  
 CHECKED BY: JWG