



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #8

M E M O R A N D U M

DATE: May 13, 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 May 19, 2005.

Attached are copies of plan drawings for item #07, #08, #09, #10 and #11. These subdivision items are scheduled for Planning Board consideration on May 19, 2005. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-05010
Potomac Manors

Agenda Item #08 - Pre-Preliminary Plan 7-05053
Qureshi Property

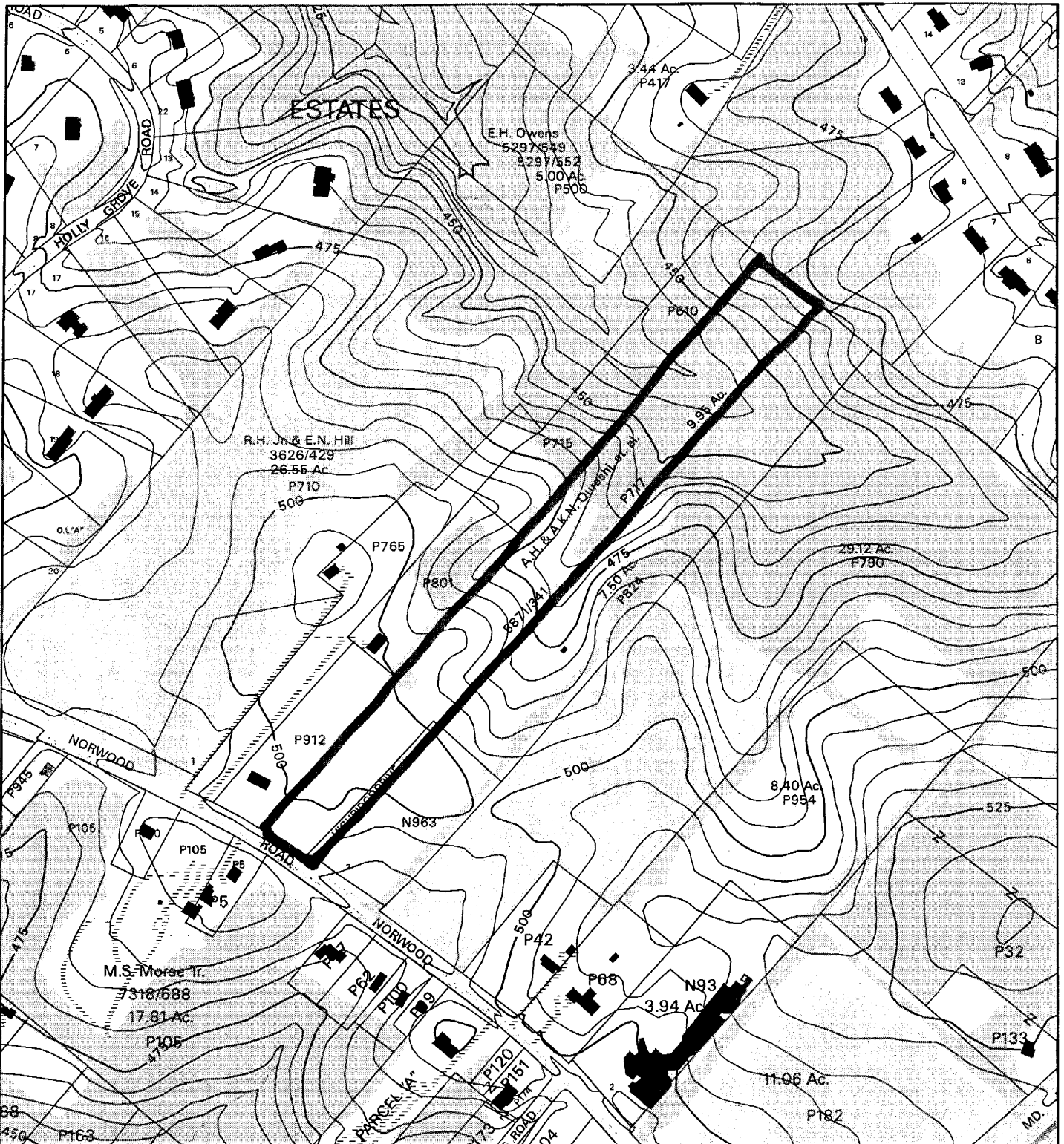
Agenda Item #09 - Preliminary Plan 1-05075
Alta Vista

Agenda Item #10 - Pre-Preliminary Plan 7-05016
White Ground Bridge

Agenda Item #11 - Preliminary Plan 1-03090
Yingers Addition to Woodfield

Attachment

QURESHI PROPERTY (7-05053)



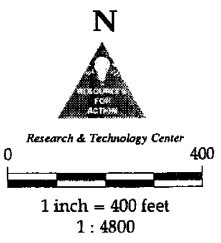
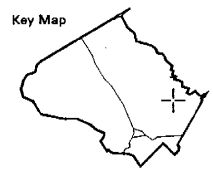
Map compiled on April 04, 2005 at 2:59 PM | Site located on base sheet no - 221NE01

NOTICE

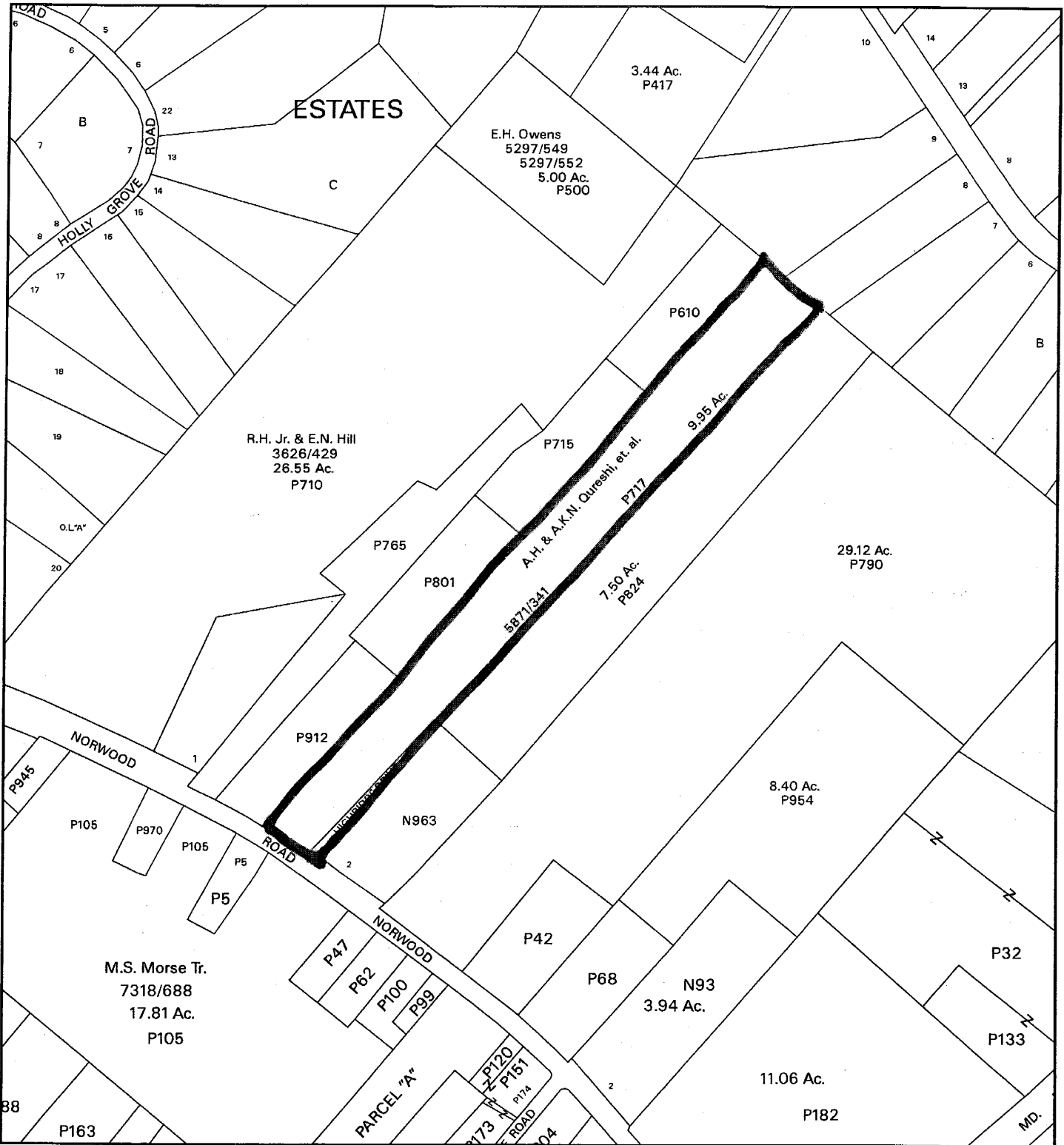
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric 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



QURESHI PROPERTY (7-05053)



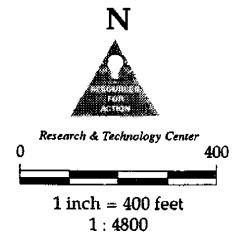
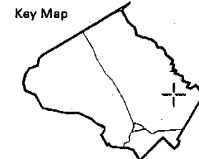
Map compiled on April 04, 2005 at 2:57 PM | Site located on base sheet no - 221NE01

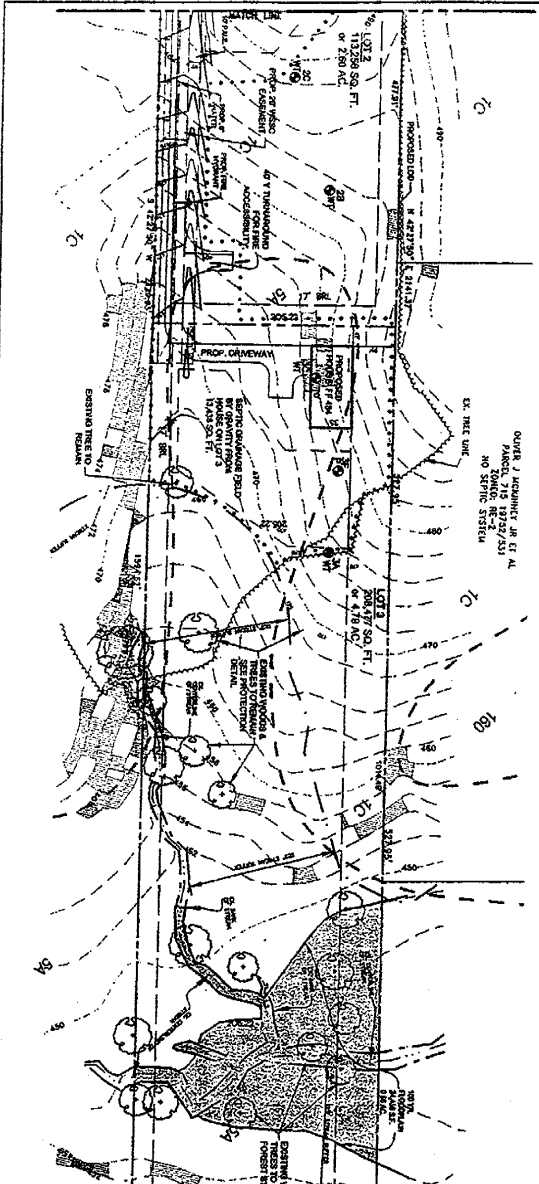
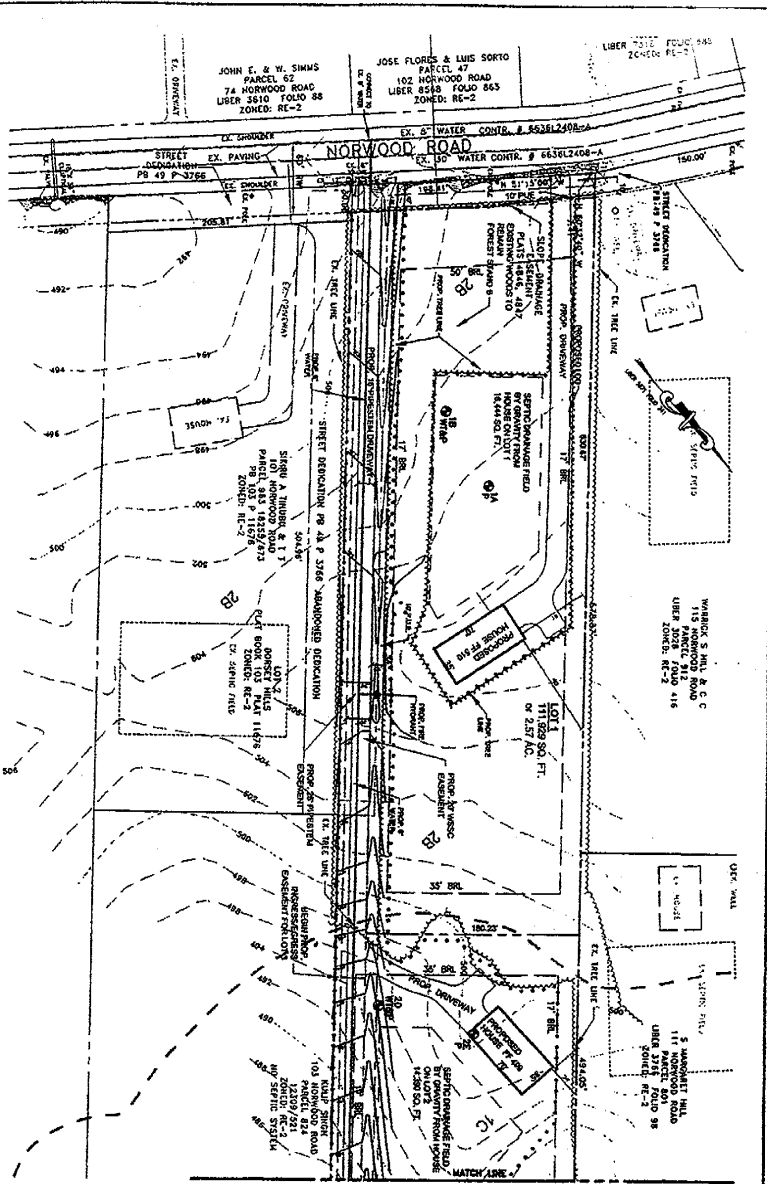
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LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- 15-25% SLOPES ON ERODIBLE SOIL
- 25%+ SLOPES ON ERODIBLE SOIL
- EXISTING WATER LINE
- EXISTING EASEMENT
- EXISTING SOIL LINE
- EXISTING WOODS
- PROPOSED PROPERTY LINE
- PROPOSED FENCING
- PROPOSED LOT LINE
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED ROAD
- PROPOSED TREE LINE
- PROPOSED DRAINAGE FIELD DISTURBANCE
- EXISTING TREE
- STREAM CENTERLINE
- 125' STREAM BUFFER

STAGING SCHEDULE

- 2005 RECORD PLAN AND ENGINEERING FOR LOTS
- 2006 CONSTRUCT ROAD AND UTILITIES
- 2008 CONSTRUCT TWO HOUSES
- 2007 CONSTRUCT TWO HOUSES

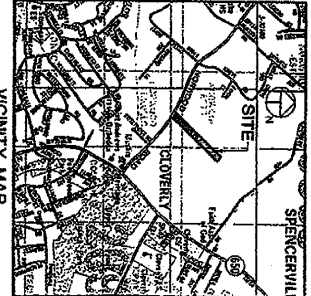
SOIL DATA

- 1B - CMAA SET LOTS 1 TO 6 PERCENT SLOPES, MOIST GENERAL
- 1C - CMAA SET LOTS 7 TO 15 PERCENT SLOPES, WET GENERAL
- 1D - CMAA SET LOTS 16 TO 25 PERCENT SLOPES, WET GENERAL
- 4B - BLOCK SET LOTS 1 TO 6 PERCENT SLOPES
- 4C - BLOCK SET LOTS 7 TO 15 PERCENT SLOPES
- 4D - BLOCK SET LOTS 16 TO 25 PERCENT SLOPES

LOT	AREA (SQ. FT.)	PERCENT SLOPE	SOIL TYPE	DEPTH (FT.)	TEST NUMBER	RESULTS
1	4,818	1.5	1B	17	1	MOIST GENERAL
2	10,151	1.4	1B	17	2	MOIST GENERAL
3	5,150	1.4	1B	17	3	MOIST GENERAL
4	25,811	1.4	1B	17	4	MOIST GENERAL
5	25,811	1.4	1B	17	5	MOIST GENERAL
6	25,811	1.4	1B	17	6	MOIST GENERAL

PLAN NOTES

1. PARCEL: 717, L5871/J, 341
2. ZONING: RE-2
3. TAX MAP: J5562, PARCEL 717
4. GROSS TRACT AREA: 9,5767 AC.
5. NET TRACT AREA: 0.3484 AC.
6. NUMBER OF PROPOSED LOTS: 3
7. NUMBER OF PROPOSED ACRES: 2 ACRES
8. THERE ARE NO EXISTING WELLS ON THIS SITE
9. BESSON, PAGES 10-12, SHOWS RESOURCES, CULTURAL WITHIN OR IMMEDIATELY ADJACENT TO THE SITE
10. MASTER PLAN AREA: CLAYTON PA 20
11. WATER SEWER DIST.: ANNOCREST BRANCH NORTHWEST BRANCH
12. SERVICE AREA: W-3 & S-6
13. STORM WATER CONCEPT APPROVAL IS PENDING.



GENERAL NOTES

1. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL EXISTING ENCUMBRANCES ON THE PROPERTY AND THE TOPOGRAPHY WAS PROVIDED BY SURVEYOR AND COMPANY, CIVIL ENGINEER AND LAND SURVEYOR.

Scale 1" = 50'

MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 1480 PARK CENTER DRIVE, SUITE A
 LAUREL, MARYLAND 20707
 (410) 782-0782 or (800) 776-0900
 FAX (410) 782-0780

PRE-PRELIMINARY PLAN
 CURBESH PROPERTY
 PLAN

MONTCOMERY COUNTY
 USER 3071, PLOD 341
 COUNCILMAN
 MONTGOMERY COUNTY, MARYLAND

DATE: 01/21/09
REVISIONS: REVISION 01/21/09
DATE: 01/21/09
DESIGNER: [Name]
CHECKER: [Name]