Attachment R

1-87105 MORAN PROPERTY

SCHEDULING CHECKLIST

(Items to be completed before plan is taken to Board)

ITEM	Completed	N/A or no comment	Checked By	Date
1. Application Completed				
a. Application checklist complete				
b. Copy of notice to adjacent property owners received				
2. Agency Comments Received				
a. DOT	✓			
b. SHA	✓			
c. Health Dept. (approval of well & septic)		✓		
d. DEP (appropriate water and sewer category)	✓			
~~e. SCD (approval of SWM~~ concept)				
f. DEP (stormwater)		✓		
g. WSSC				
h. Board of Ed.		✓		
i. DFRS		✓		
j. Police		✓		
k. HPC		✓		
l. DHCD		✓		
m. C & P	✓			
n. PEPCO	✓			
3. Traffic Study Reviewed		✓		
4. Additional Issues Raised at Subdivision Review Committee				

DISTRIBUTION CHECKLIST

TITLE _____ FILE NO. 187105

TAX MAP _____ POLICY AREA _____

AGENCY	DATE OF REFERRAL Prelim. Plan	Storm Drain Plan	SWM Comps	Street Profiles
FILE	7-3-87			
TRANS DIV.				
ENV. DIV				
URBAN DESIGN				
CPN				
CPS				
PARK PLAN				
SHA				
DOT				
DEP-SWM				
DEP-ENV. PLAN				
HEALTH DEPT.				
WSSC				
REC.				
BD. OF ED				
FIRE & RESCUE				
POLICE				
DHCD				
HOC				
HPC				
ASSESSMENTS				
WASH. GAS				
C & P				
PEPCO				
DPPG				
MUNICIP.				
CIVIC ASSOC.				
OTHER				

CIVIC ASSOCIATIONS

BOARD ACTION		DATE
APPROVED	✓	10/15/87
DISAPPROVED		
DEFERRED		

3/23/97

Moran Property 1-87105

Parcel/Lot	Owner/Address
P141	Kiplinger Wash. Editors, Inc. 1729 H Street, N.W. Washington, D.C. 20006
	Bradley Farms
PT4	Leon W. Andris 12113 Little Creek Drive
PT4	Elizabeth A. Gittings et al 9420 River Road Potomac, MD 20854
PT Blk 4	Dickie T. & K.T. Naing 9410 River Road Potomac, MD 20854
PT Blk 4	Maybelle G. Tuck 9400 River Road Potomac, MD 20854
Lot 4 Blk 6	Alvin G. & L ay 9035 Congressional Parkway Potomac, MD 20854
PT 2 Blk 9 Lot 3,4	William F. & H.L. Bullis 9125 River Road Potomac, MD 20854
Lot 1 Blk 11	Peter R. & E.C. Moran 10680 Main Street Fairfax, VA 22030
* Lot 2 Blk 11	Sweepstakes Dev. Assoc., Inc. 8737 Colesville Road Silver Spring, MD 20910
P224	W.L. & D.D. Slover 9460 River Road Potomac, MD 20854

N933	Fed Rep. of Germany 8617 Chateau Drive Potomac, MD 20854
	<u>Falconhurst</u>
Lots 2 & 8	Berry-Kentsdale Assoc. 6001 Montrose Road Suite 400 Rockville, MD 20850
P695	Kiplinger Wash. Editors, Inc. 1729 H Street, N.W. Washington, D.C. 20006
Lot 1 Blk 8	Edgar & D.L. Czarra 9451 Newbridge Drive
* Lot 3 Blk 8	William P. & T.K. Norman 09459 Newbridge Drive
* Lot 7 Blk 8	Mark & B. Vogel 8812 Mayberry Court Potomac, MD 20854
* Lot 9 Blk 8	Berny T. & [illegible].C. Kreutz 8804 Mayberry Court Potomac, MD 20854

* Indicates downstream property owners.

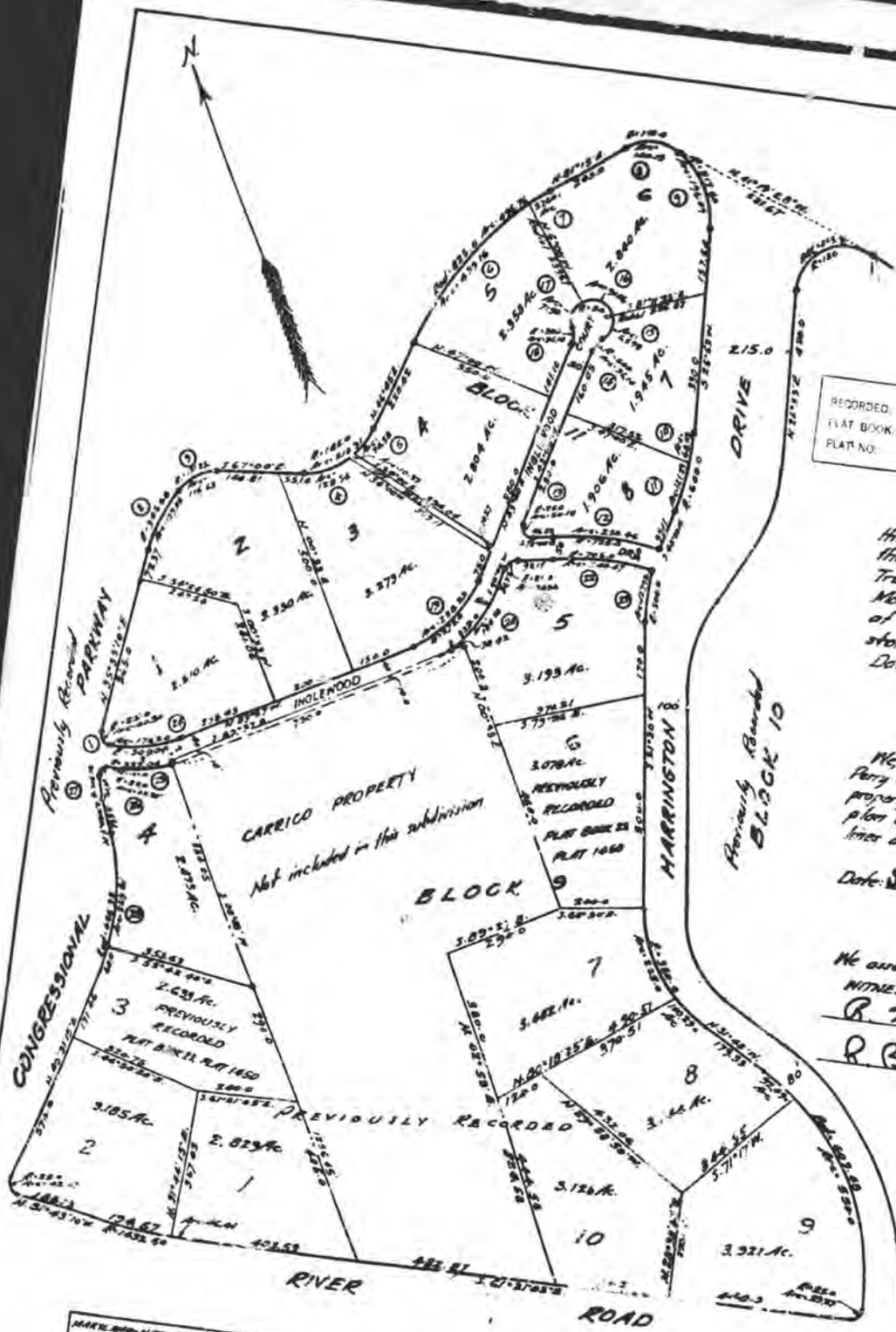
DL/mg/642

PLAT OF
BLOCK 11 AND PART OF BLOCK 9
"BRADLEY FARMS"
MONTGOMERY COUNTY, MARYLAND

SCALE: 1-IN.=200 FT. — AUGUST 1941

C.J. MADDOX
COUNTY SURVEYOR

RECORDED: 10-13-41
PLAT BOOK: 23
PLAT NO: 1478



ENGINEERS CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the lands conveyed to the River Road Realty Corp. by J. Barrett Carter et al, Trustees, by deed recorded among the Land Records of Montgomery County, Maryland, April 10 1935, in Liber 288 of Folio 481, and that iron pipes marked thus: ⊙, and stones marked thus: ⊙, are in place as indicated.

Date August 27 1941

C.J. Maddox
C.J. MADDOX, ENGINEER

OWNERS DEDICATION

We, River Road Realty Corporation, a Maryland corporation by Perry Seay, President and F. Wesley Lowe, Secretary, owners of the property described in the Engineers Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets and walks to public use.

Date: Sep. 10 1941

RIVER ROAD REALTY CORPORATION

By: Perry Seay
PERRY SEAY, PRESIDENT

Attest: F. Wesley Lowe
F. WESLEY LOWE, SECRETARY

We assent to this plan of subdivision. Date Sept. 10 1941.

WITNESSED

R. H. Wilson

R. B. Dunn

AMERICAN BANK & TRUST CO.

Stephen Dunn
STEPHEN DUNNIGAN, PRESIDENT

Austin Moore
AUSTIN MOORE, RECEIVER

CURVE TABLE

No.	Radius	Δ	Arc	Chord	Chd. Bearing
1	25.0	72°32'10"	31.64	29.58	N.49°55'55"W.
2	346.68	26°30'00"	160.48	159.06	N.49°50'10"E.
3	131.23	50°53'50"	116.83	113.08	N.57°38'55"E.
4	185.0	37°46'20"	126.56	124.27	N.50°23'55"E.
5	185.0	38°06'55"	76.58	76.07	S.86°58'12"E.
6	825.00	30°30'00"	439.14	434.00	N.58°17'30"E.
7	825.00	44°00'00"	57.60	57.59	N.82°00'00"E.
8	770.00	[illegible]	[illegible]	[illegible]	N.79°45'00"E.
9	217.00	[illegible]	[illegible]	[illegible]	[illegible]
10	500.00	[illegible]	[illegible]	[illegible]	[illegible]
11	6.00.00	06°32'45"	68.43	68.33	[illegible]
12	75.00	17°38'25"	121.33	121.00	[illegible]
13	25.00	19°36'50"	25.66	25.50	[illegible]
14	50.00	115°00'00"	100.53	84.50	[illegible]
15	50.00	41°00'00"	50.18	49.17	[illegible]
16	50.00	72°30'00"	63.14	59.06	[illegible]
17	50.00	100°00'00"	87.30	76.39	[illegible]
18	50.00	83°00'00"	71.06	64.97	[illegible]
19	50.00	41°30'30"	71.92	65.00	[illegible]
20	275.00	47°30'00"	227.14	220.74	[illegible]
21	325.00	47°30'00"	268.22	260.75	[illegible]
22	25.00	35°17'55"	15.39	15.15	[illegible]
23	705.00	65°00'00"	798.93	756.73	[illegible]
24	500.00	[illegible]	238.96	236.86	[illegible]
25	309.00	[illegible]	241.07	232.29	[illegible]
26	325.00	[illegible]	137.30	137.55	[illegible]
27	306.00	03°16'25"	176.30	173.86	[illegible]
28	466.75	11°11'20"	181.91	180.90	[illegible]
29	466.75	33°05'25"	268.84	265.07	[illegible]

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
APPROVED SEPT. 26, 1941
Frank J. Kaufman
Louis D. Wilson
Chairman
Secretary-Treasurer
M-N C.P.&P.C. RECORD PLAT NO. 1478

PRINCE GEORGES SANITARY DISTRICT
APPROVED: OCT. 6 1941
SUITABLE FOR WATER AND SEWER SERVICE
WITHOUT CONSTRAINT AS TO INSTALLATION
Harry Gill
CHIEF ENGINEER

R-14

5-4174

PLAT OF BLOCK 9
BRADLEY FARMS
MONTGOMERY COUNTY, MARYLAND

SCALE: 1 INCH = 200 FT. – JULY 1941

C. J. MADDOX
COUNTY SURVEYOR

CERTIFICATE

I hereby certify that the plan shown herein is correct, that it is a subdivision of part of the lands conveyed to the Bryer Run Realty Co. by J. Barrett Carter et al, Trustees, by deed recorded among the Land Records of Montgomery, Maryland in Liber 600 at folio 401, and that iron pipes were set where shown on plan as indicated.

Date: July 21, 1941.

C. J. Maddox
C. J. Maddox, Engineer

OWNERS DEDICATION

We, Bryer Run Realty Corporation, a Maryland Corporation, by Perry Sang, President, and F. Hardy Lewis, Secretary, owners of the property described in the Engineer's Certificate hereto, adopt this plan of subdivision, entitled the same, and dedicate the streets and alleys as shown thereon for public use.

Witness our hands and seals this 25 day of July, 1941.

Witnesses:

Bryer Run Realty Corporation
Perry Sang, President
F. Hardy Lewis, Secretary

Witnesses:

Bryer Run Realty Corporation
Perry Sang, President
F. Hardy Lewis, Secretary

Recorded July 15, 1941

RECORDED:
PLAT BOOK:
PLAT NO.:

PREVIOUSLY RECORDED
PLAT BOOK 20 PLAT NO. 1011

CONGRESSIONAL PARKWAY

BLOCK 6

PREVIOUSLY RECORDED
PLAT BOOK 20 PLAT NO. 1011

RIVER

All included in this subdivision previously recorded

CARRICO PROPERTY

BLOCK 1

BRIDGE

DRIVE

N 85°37'W 750.0

PREVIOUSLY RECORDED
PLAT BOOK 20 PLAT NO. 1011

PLAT OF
PART OF BLOCK 9
BRADLEY FARMS
MONTGOMERY COUNTY, MARYLAND

SCALE: 1 IN. = 200 FT. – JULY 1941

C. J. MADDOX
COUNTY SURVEYOR

ENGINEERS CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the lands conveyed to the River Road Realty Corp. by J. Barrett Carter et al, Trustees by deed recorded among the Land Records of Montgomery, Maryland April 10th 1935 in Liber 688 of folio 461; and that iron pipes marked thus: ●, are in place as indicated.

Date: July 21, 1941.

C. J. Maddox
C. J. MADDOX, ENGINEER

OWNERS DEDICATION

We, River Road Realty Corporation, a Maryland corporation by Perry Seay, President and F. Wesley Lane, Secretary, owners of the property described in the Engineers Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to public use.

RIVER ROAD REALTY CORPORATION

Date: July 25 1941 By [signature] President

Attest: [signature] Secretary

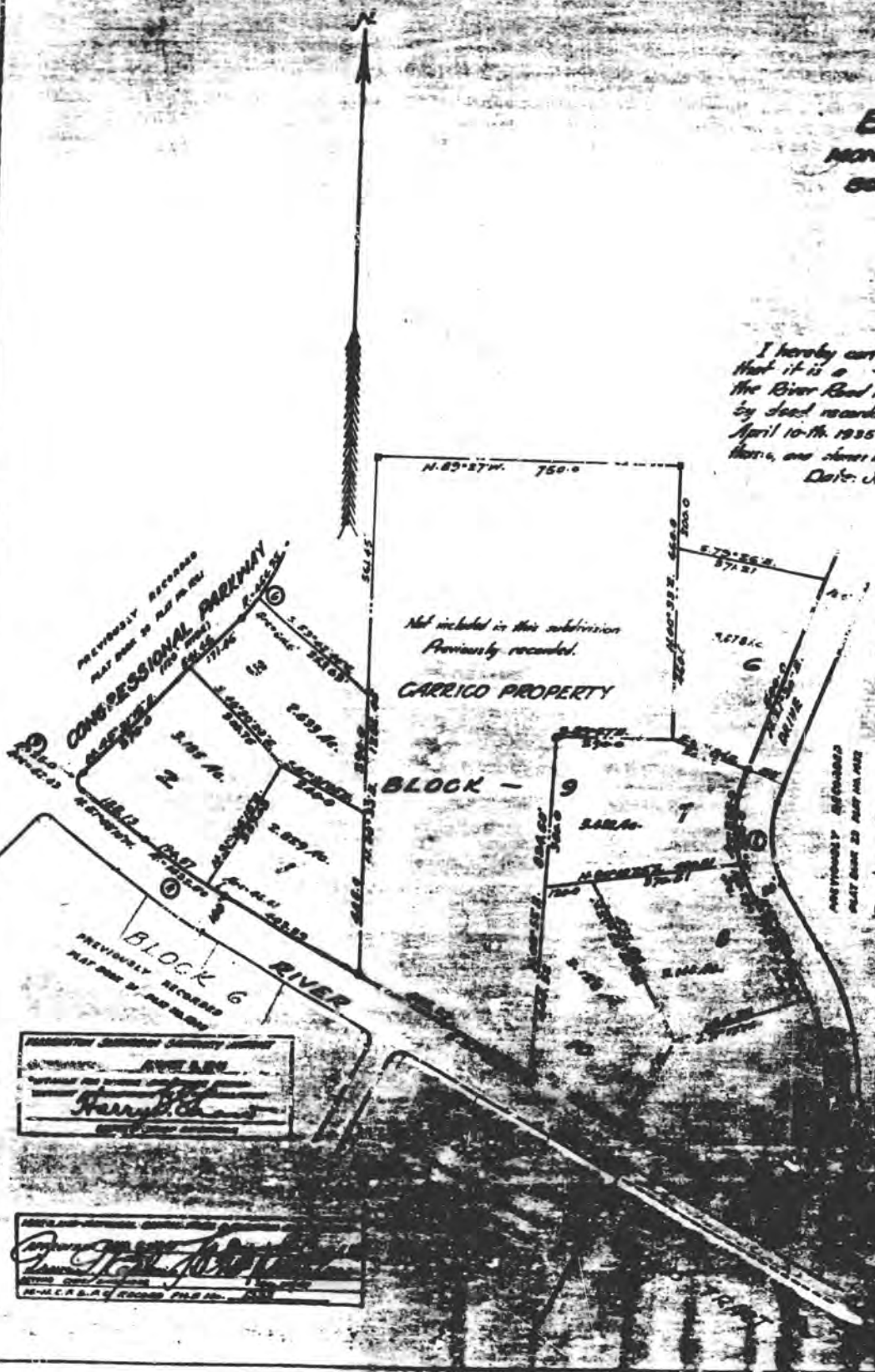
We consent to the plan of subdivision. Date: July 25 1941

WITNESSED: [signature]

[signature]

[signature]

RECORDED:
PLAT BOOK:
PLAT NO:



OWNER'S DEDICATION

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to Montgomery County, MD., slope easements 10 feet wide across all lots adjacent, contiguous and parallel to all street right of way lines as required by Montgomery County Ordinance No. 4-115. Said slope easements shall be extinguished at such time as the public improvements on the abutting rights-of-way have been completed and accepted for maintenance by Montgomery County, MD.

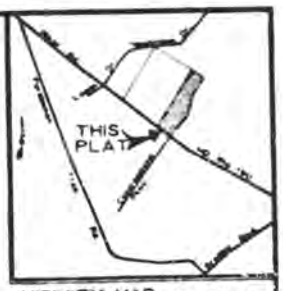
Further, we grant to Potomac Electric Power Company and to Chesapeake and Potomac Telephone Co. of MD., and to their respective successors and assigns, an easement, in, on and over the land hereon described as Ten Foot Wide Public Utility Easement, designated hereon as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, MD. in Liber 3834 at Folio 457. Said terms and provisions being incorporated herein by this reference.

There are no recorded suits, actions of law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except certain deeds of trust, and all parties in interest, thereto, have below indicated their assent.

MORAN JOINT VENTURE

Date December 9, 1987

We hereby assent to this plan of subdivision
AMERICAN SECURITY BANK



VICINITY MAP Scale - 1"=2000'

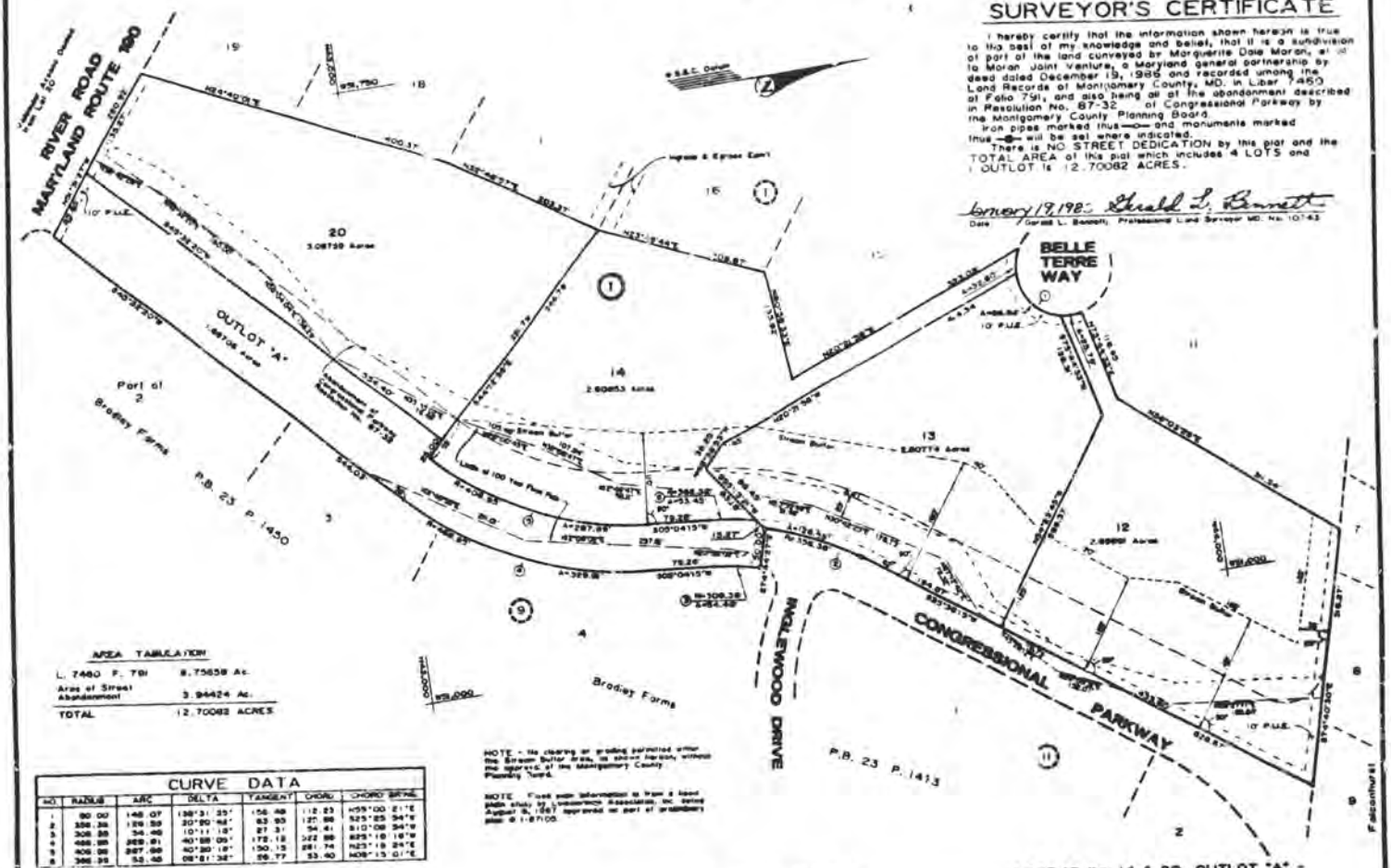
SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is a subdivision of part of the land conveyed by Marguerite Dale Moran, et al to Moran Joint Venture, a Maryland general partnership by deed dated December 19, 1986 and recorded among the Land Records of Montgomery County, MD. in Liber 7450 at Folio 791, and also being all of the abandonment described in Resolution No. 87-32 of Congressional Parkway by the Montgomery County Planning Board.

Iron pipes marked thus and monuments marked thus will be set where indicated.

There is NO STREET DEDICATION by this plat and the TOTAL AREA of this plat which includes 4 LOTS and 1 OUTLOT is 12.70082 ACRES.

January 19, 1988 — Gerald L. Bennett
Date — (Gerald L. Bennett), Professional Land Surveyor MD. No. 10743



AREA TABULATION

L. 7450 F. 791	8.75658 Ac.
Area of Street Abandonment	3.94424 Ac.
TOTAL	12.70082 ACRES

NOTE - No clearing or grading permitted within the Stream Buffer Area, as shown hereon, without the approval of the Montgomery County Planning Board.

NOTE - Field work information is from a topo plotting study by Lindenbach Associates, Inc. dated August 5, 1987 approved as part of preliminary plan # 1-87105.

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRING.
1	50.00	146.07	138°31'25"	156.48	112.23	N59°00'21"E
2	350.00	129.50	20°50'46"	65.53	127.88	S25°25'34"E
3	300.00	34.40	10°11'18"	27.31	34.41	S10°08'34"E
4	400.00	269.01	40°58'09"	175.13	263.58	S23°19'18"E
5	400.00	287.00	40°30'18"	150.15	281.74	N23°19'24"E
6	300.00	53.46	08°51'38"	26.77	53.40	N08°15'01"E

LOTS 12 thru 14 & 20, OUTLOT "A" - BLOCK "I"

FALCONHURST

Tenth Election District
Montgomery County, Maryland

Scale - 1"=100'

December, 1987

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
15200 Shady Grove Road, Rockville, Maryland 20850, (301) 948-2750
4475 Forbes Boulevard, Lanham, Maryland 20706, (301) 794-7555

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY P873981871056001902021015 90

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - DECEMBER 17 1987

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. - 571-78

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION

APPROVED - January 28, 1988

BY — FOR DIRECTOR

HEALTH DEPARTMENT
MONTGOMERY COUNTY, MARYLAND

APPROVED 2/22/88

COUNTY HEALTH OFFICER

RECORDED 3-14-88
PLAT BOOK 147
PLAT 16865

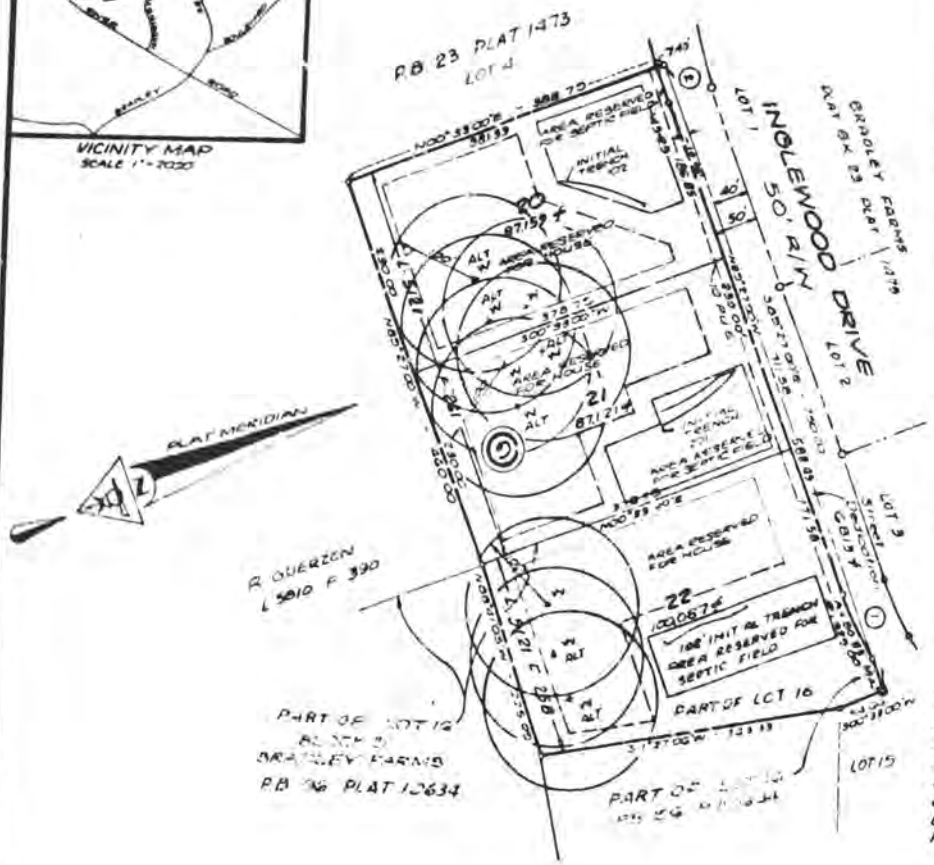
571-78

211 NW 9-L

VICINITY MAP
SCALE 1" = 2000'

CURVE DATA

No	Radius	Delta	Arc	Tan	Chord	Dir. Bearing
1	925.00	14° 13' 00"	85.95	43.18	85.62	S 89°25'50" W
2	355.04	06°36'05"	43.81	21.95	43.23	N 85°59'59" W



OWNER'S DEDICATION

We, Morgan Guaranty Trust Company of New York and Milton P Kayle, Personal Representatives of the Estate of Edith H. Harkness, hereby adopt this plan of resubdivision, establish the minimum building restriction lines, dedicate the streets to public use, establish a 10 foot wide public utility easement shown 10' PUE and recorded in Liber 3834 at Folio 457, establish slope easements 20 feet wide along all streets as required by Montgomery County Ordinance #1-115 Slope easements granted hereon shall be terminated after all required public improvements abutting said easements have been lawfully completed and have been accepted for maintenance by Montgomery County, Maryland

There are no suits of action, leases, liens or trusts on the property included in this plan of resubdivision except a certain deed of trust and the parties in interest thereto have hereon indicated their assent to this plan

Date: 5/18/84

Walter J. Feeney — Witness
M. C. Mitchell - V.P. — Morgan Guaranty Trust Company of New York

Walter J. Feeney — Witness
Milton P. Kayle — Milton P Kayle, Personal Representative

We hereby assent to this plan of resubdivision

Date 5/18/84

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the land conveyed by Edith H McKinnon to Edith H Harkness, now deceased, by deeds dated April 13, 1978 and recorded in Liber 5121 Folios 258 and 261 all among the Land Records of Montgomery County, Maryland and that it includes a resubdivision of part of Lot 16, Block D in Bradley Farms recorded in Plat Book 26, Plat 1063 among the aforesaid Land Records.

Iron Pipe marked thus —o— will be set where indicated.

The total area of this plat is 281,181 square feet or 6.4550 acres of Land of which 6819 square feet or 0.1564 acres are dedicated to public use.

Date JUNE 2, 1984

Rodney L. Hanson
Rodney L. Hanson
Reg. Land Surveyor, Md. No. 3084

DEPARTMENT OF HEALTH
MONTGOMERY COUNTY, MARYLAND
APPROVED June 21 1984
HEALTH OFFICER

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED MAY 24, 1984
DATE
CHAIRMAN
SECRETARY TREASURER
M.N.C.P.P.C. RECORD FILE NO. 553-54

ZONING IS RE-2 (2 ACRE MIN)
INTERIM WELL & SEPTIC FIELDS APPROVED
FOR 6 BEDROOMS
284/213/830E/600/3079 2

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED JUNE 13, 1984
DATE
BY
FOR DIRECTOR

RECORDED 6-26-84
PLAT BOOK 127
PLAT NO. 14820

LOTS 20, 21 & 22 BLOCK D
BRADLEY FARMS
10th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
Scale: 1" = 100' Date: APRIL, 1984

HANSON & DEN OUTER, LTD.
CIVIL ENGINEERS & LAND SURVEYORS
LAND PLANNING CONSULTANTS
172 ROLLINS AVE., ROCKVILLE, MD 20852
(301) 881-8770

FILE NO. RF 704 JOB NO. 1536-A1

553-54

OWNER'S DEDICATION

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to Montgomery County, MD., a 10 foot easements 10 feet wide across all lots adjacent, contiguous and parallel to all street right of way lines as required by Montgomery County Ordinance No. 4-115. Said slope easements shall be extinguished at such time as the public improvements on the abutting rights-of-way have been completed and accepted for maintenance by Montgomery County, MD.

Further, we grant to Potomac Electric Power Company and to Chesapeake and Potomac Telephone Co. of MD., and to their respective successors and assigns, an easement, in, on and over the land hereon described as "Ten Foot Wide Public Utility Easement", designated hereon as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, MD. in Liber 3834 at Folio 457. Said terms and provisions being incorporated herein by this reference.

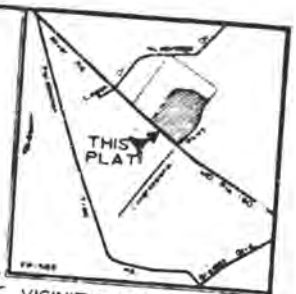
There are no recorded suits, actions of law, liens, leases, mortgages or trusts affecting the property included in this plan of subdivision, except certain deeds of trusts, and all parties in interest, hereto, have below indicated their assent.

MORAN JOINT VENTURE

Date 10/14/87

We hereby assign to the joint

AMERICAN SECURITY BANK



VICINITY MAP

CURVE DATA

CURVE NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRNG.
1	744.22	134.00	10°30'33"	52.0	133.91	N34°28'[illegible]
2	54.00	410.25	86°52'30"	234.25	380.49	N64°53'30"E
3	30.00	11.63	43°20'28"	6.07	11.35	S75°15'[illegible]
4	60.00	18.24	8°22'31"	9.16	18.18	N66°32'41"E
5	25.00	38.11	87°35'55"	23.93	34.50	N66°55'18"W

CURVES ARE DESIGNATED BY A NUMBER WITHIN A CIRCLE. Example: (1)

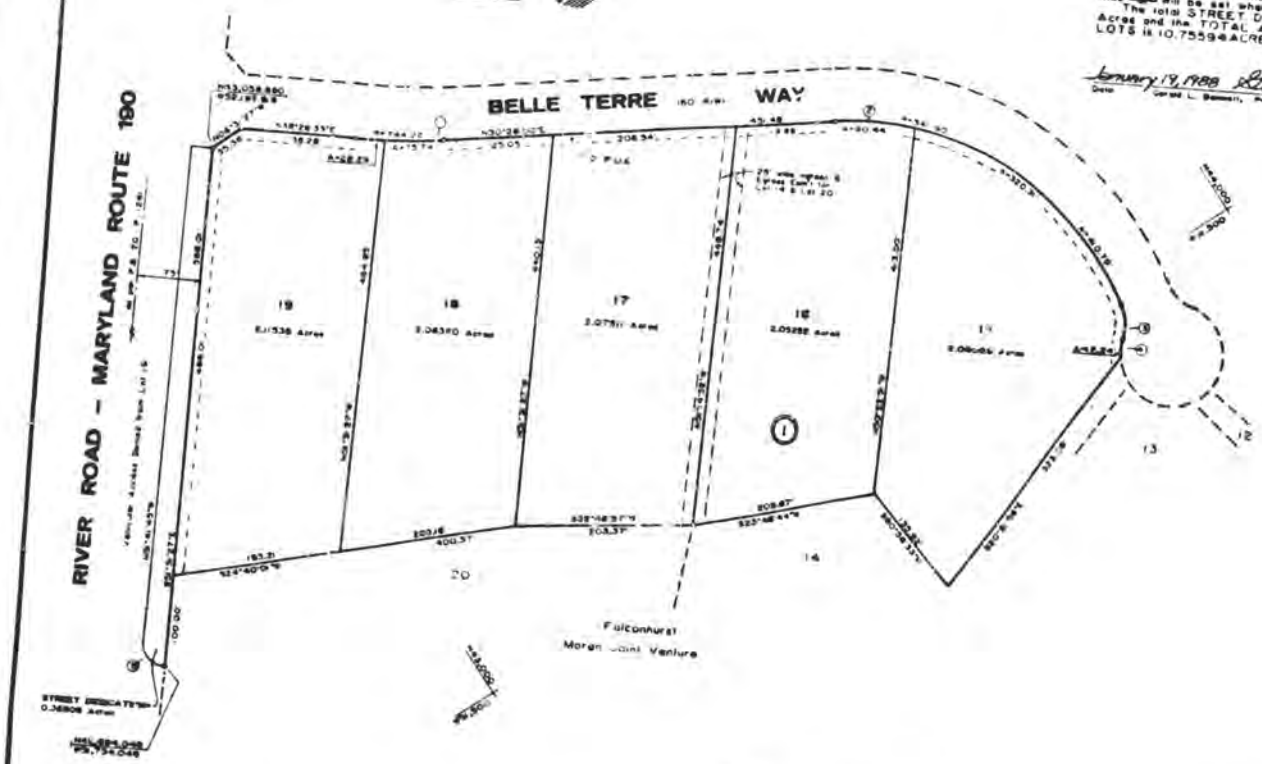
SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is a subdivision of part of the land conveyed by Marguerite Dale Moran, et al to Moran Joint Venture, a Maryland general partnership by deed dated December 19, 1986 and recorded among the Land Records of Montgomery County, MD. in Liber 7460 at Folio 791.

Iron pipes marked thus and monuments marked thus will be set where indicated.

The total STREET DEDICATION by this plat is 0.36906 Acres and the TOTAL AREA of this plat which includes 5 LOTS is 10.75594 ACRES.

January 19, 1988 — Gerald L. Bennett, Professional Land Surveyor MD No. 10743



FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 28738618710560019020210159 0

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED - DECEMBER 17, 1987

CHAIRMAN — SECRETARY TREASURER

M.N.C.P. & P.C. RECORD PLAT NO. - 571-80

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION

APPROVED - JANUARY 28, 1988

BY — DIRECTOR

HEALTH DEPARTMENT
MONTGOMERY COUNTY, MARYLAND

APPROVED - 2/22/88

COUNTY HEALTH OFFICER

RECORDED 3-14-88
PLAT BOOK 147
PLAT 16867

LOTS 15 thru 18 - BLOCK "F"

FALCONHURST

Tenth Election District
Montgomery County, Maryland

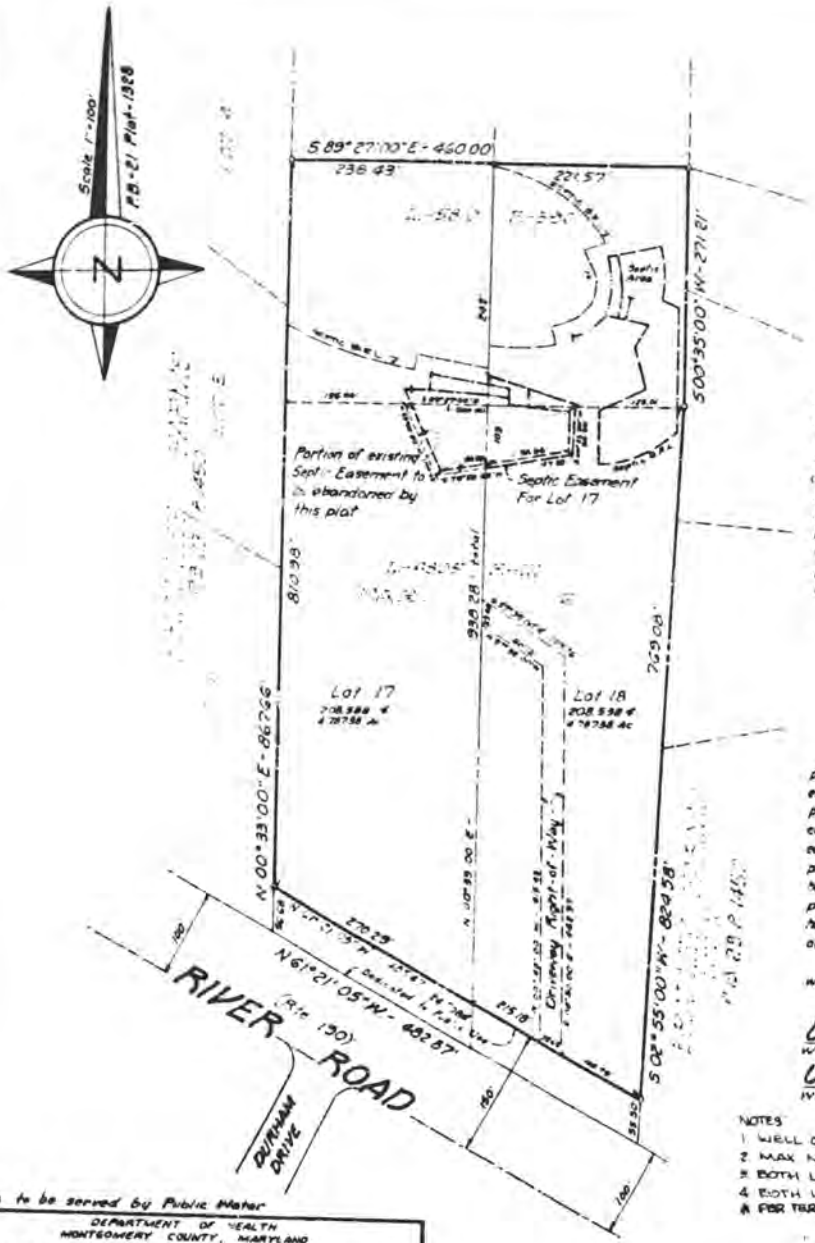
Scale - 1"=100'

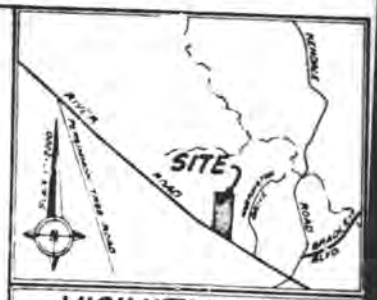
October, 1987

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750
4475 Forbes Boulevard
Lanham, Maryland 20706
(301) 794-7555

211 40 3

57' 38





VICINITY MAP

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a subdivision of all of the land conveyed by Robert H Gose, and Kathleen G Snoots, to Rosario G Guerzon, and Melba Eunice Guerzon, by deed dated June 9, 1976, and recorded in Liber 4805 at Folio 111, and also all of the land conveyed by Rosario G Guerzon, and Melba Eunice Guerzon, to Rosario G Guerzon, and Melba Eunice Guerzon, by corrective deed dated December 15, 1981, and recorded in Liber 5910 at Folio 390, said land also being a resubdivision of PARCEL G, as shown on a plat entitled "STREET DEDICATION PLAT, BRADLEY FARMS," and recorded in Plat Book 21 at Plat 1328, among the Land Records of Montgomery County, Maryland; that iron pipes marked thus ⊕ are in place as indicated, and that the total area in this plan of subdivision is 10.1302 acres.

DATE: Sept. 1, 1983

John J. Allen Jr.
JOHN J. ALLEN, Jr.
Registered Land Surveyor
Maryland Reg. No 2206

OWNERS' DEDICATION

We, Rosario G Guerzon and Melba Eunice Guerzon, his wife, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the street widening to public use, and establish 10' Public Utility Easements on all lots parallel and adjacent to all dedicated streets, and grant to Montgomery County, Maryland, slope easements fifty (50) feet wide, or as shown, on all lots, outlots, or parcels on this plan adjacent, contiguous, and parallel to the street right-of-way line shown hereon. Slope easements granted hereon shall be extinguished after all required public improvements abutting said easements have been lawfully completed and have been accepted for maintenance by Montgomery County, Maryland, or other appropriate public agency.

There are no suits of actions, leases, liens, trusts, mortgages or right-of-ways on the property included in this plan of subdivision.

Larry W. Wallace — WITNESS — 8-22-83 DATE — ROSARIO G. GUERZON

Larry W. Wallace — WITNESS — 8/22/83 DATE — MELBA EUNICE GUERZON

NOTES
1. WELL ON LOT 18 TO BE PROPERLY ABANDONED.
2. MAX NO OF BEDROOMS SHALL BE SIX (6) FOR LOT 17 AND SIX (6) FOR LOT 18
3. BOTH LOTS APPROVED FOR INTERIM SEPTIC.
4. BOTH LOTS TO SHARE COMMON DRIVEWAY R/W FOR INGRESS & EGRESS.
5. FOR TERMS & PROVISIONS IS A DECLARATION RECORDED IN L. 3834 F. 461

Lots to be served by Public Water

DEPARTMENT OF HEALTH
MONTGOMERY COUNTY, MARYLAND
APPROVED: Oct 18, 1983
HEALTH OFFICER

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: September 8, 1983
CHAIRMAN — SECRETARY-TREASURER
M-NCP&PC Record File No: 550-71

DEPARTMENT OF TRANSPORTATION
MONTGOMERY COUNTY, MARYLAND
APPROVED: Oct. 3, 1983
By: PER DIRECTOR

283328/83026600: 0028 2

Recorded: 10-24-83
Plat Book 124
Plat No: 14509

LOTS 17 & 18; BLOCK 9
BRADLEY FARMS
10th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

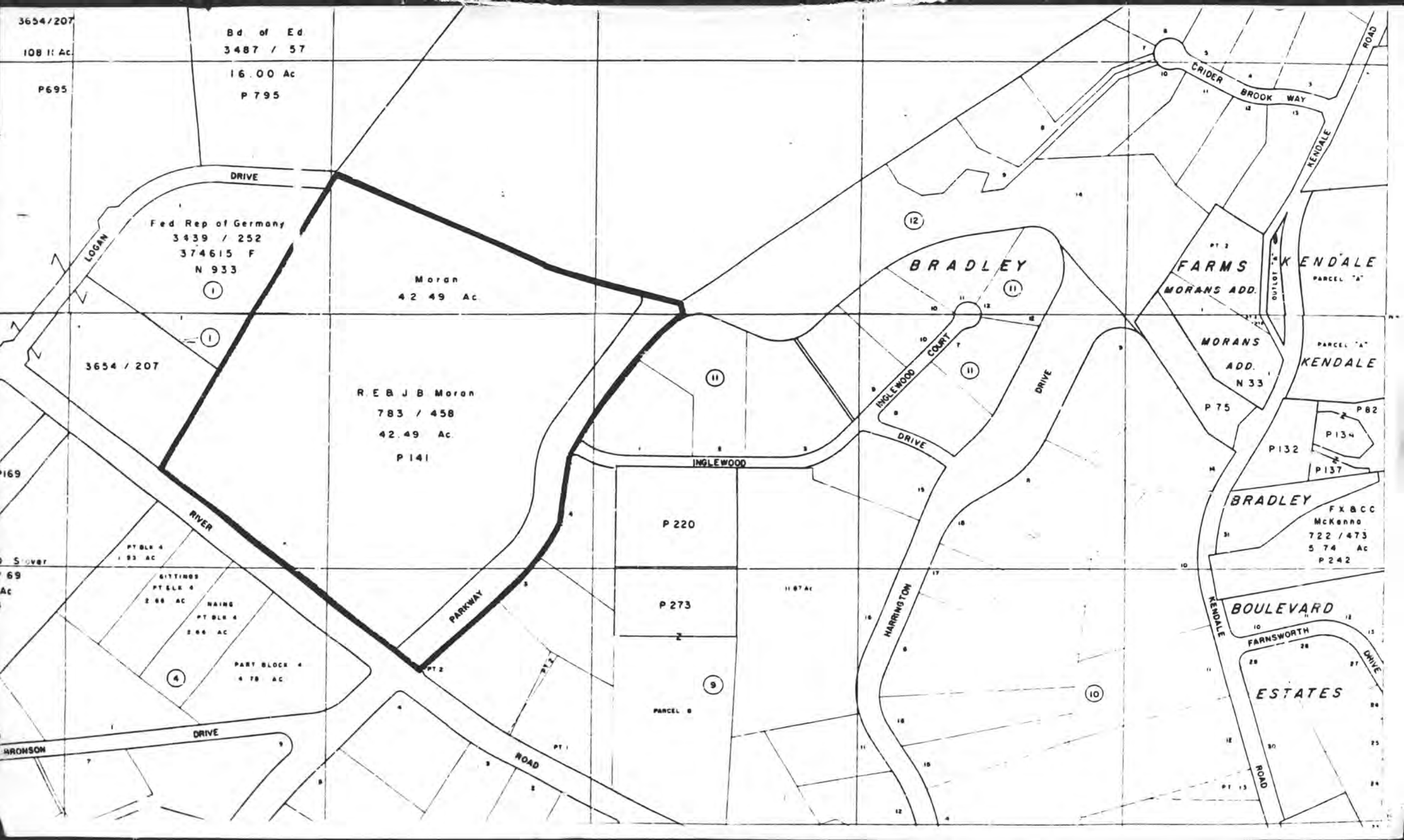
Scale: 1" = 100' August, 1983

JOHN J. ALLEN ASSOCIATES
Civil Engineers • Land Planners • Surveyors
9424 Montgomery Avenue
Bethesda, Maryland 20814

A8127

550-71

211 NW 1


3654/207
108 11 Ac
P695
Bd of Ed
3487 / 57
16.00 Ac
P 795
DRIVE
LOGAN
Fed Rep of Germany
3439 / 252
374615 F
N 933
3654 / 207
Moran
42 49 Ac
R E & J B Moran
783 / 458
42.49 Ac
P 141
RIVER
PARKWAY
PT BLK 4
1 93 AC
GITTINGS
PT BLK 4
2 66 AC
NAING
PT BLK 4
2 66 AC
PART BLOCK 4
4 78 AC
DRIVE
BRONSON
ROAD
PT 2
PT 1
P 220
P 273
PARCEL B
11 67 Ac
INGLEWOOD
DRIVE
INGLEWOOD
COURT
BRADLEY
DRIVE
HARRINGTON
CRIDER
BROOK
WAY
KENDALE
ROAD
FARMS
MORANS ADD.
OUTLOT "A"
KENDALE
PARCEL "A"
MORANS
ADD.
N 33
P 75
PARCEL "A"
KENDALE
P 82
P 134
P 132
P 137
BRADLEY
F X & C C
McKenna
722 / 473
5 74 Ac
P 242
BOULEVARD
FARNSWORTH
DRIVE
ESTATES
KENDALE
ROAD
PT 13

Date of Mailing: October 22, 1987

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation with modification. (Motion of Commissioner Hewitt, seconded by Comm. Henry, with a vote of 4-0; Commissioners Christeller, Henry, Floreen and Hewitt voting in favor, Commissioner Keeney temporarily absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-87105
NAME OF PLAN: MORAN PROPERTY

On 03-24-87, CROWELL & BAKER , submitted an application for the approval of a preliminary plan of subdivision of property in the RE 2 zone. The application proposed to create 19 lots on 47.70 ACRES of land. The application was designated Preliminary Plan 1-87105. On 10-15-87, Preliminary Plan 1-87105 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing , the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-87105 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-87105, subject to the following conditions:

APPROVAL, including waiver of overlength cul-de-sac, subject to:

1. Dedication along River Road (75' off center line).

2. SHA requirements for new street intersection.

3. No driveways to River Road.

4. Lot 13 to have driveway to Logan Drive.

5. Planning Board approval of abandonment resolution retaining 50' right-of-way from Inglewood Drive north.

6. Record Plat to show 100 year floodplain and 25' building restriction line.

7. Necessary easements, including PEPCO facilities in area to be abandoned.

PRELIMINARY SUBDIVISION PLAN APPLICATION FILE NO: 1-87105
withdrew or superseded: N another plan on property? fileno: -
NAME OF SUBDIVISION: MORAN PROPERTY DATE OF APPLIC: 03-24-87
SPECIAL EXCEPTION OR ZONING CASE NO: DATE OF SRC: 00-00-00
THRESHOLD: PRE-PRELIMINARY PLAN FOR THIS PROPERTY,ENTER IT: -
LOCATION
B. NW QUADRANT OF INTERSECTION OF RIVER ROAD & CONGRESSIONAL PKWY
200 BASE MAP NO: 211NW09 MPDUS PROPOSED: 0
NO. LOTS PROPOSED: 19 NUMBER OF RESIDENTIAL UNITS PROPOSED: 19
TYPE OF UNITS: SF, , , , ZONING: RE 2
NUMBER OF UNITS: 19 0 0 0 0 ZONING: ,
PROPOSED SANITARY FACITILIES: WATER: PUBLIC SEWER: PUBLIC
NUMBER OF TDRS: 0 REQUEST CLUSTER OPT: N REQUEST MPDU WAIVER: N
REQUEST STORM WATER MANAGEMENT WAIVER: N HISTORIC SITE OR DISTRICT?: N
OWNER NAME: ROBERT & J.B. MORAN
ADDRESS: 9401 RIVER RD. TELEPHONE NO: - -
POTOMAC ,MD,20854
CONTRACT PURCHASER NAME: CROWELL & BAKER
ADDRESS: 152 ROLLINS AVE TELEPHONE NO: 301-770-3360
ROCKVILLE ,MD,20852
CONVEY AREA: 47.70 ACRES INCLUDE AREA: 47.70 ACRES PLAN FEE: $468.00

RESTRICTIONS:
NONE

ENGINEER OR SURVEYOR: LOIEDERMAN ASSOC. INC.
ADDRESS: 15200 SHADY GROVE RD. TELEPHONE: 301-948-2750
ROCKVILLE ,MD,20850

MPDU REQUIRED: 0 MPDU APPROVED: 0 NO. OF LOTS APPROVED: 19
UNITS APPROVED: TYPE OF UNITS: SF, , , ,
NUMBER OF UNITS: 19 0 0 0 0
DATE OF PLAN ACTION: 10-15-87 PLANNING BOARD ACTION: APPROVED
PLAN EXTENSION: DATE GRANTED: 00-00-00 EXPIRATION: 00-00-00
STAGING SCHEDULE? YEAR:
NUMBER OF LOTS:

200 BASE MAP NO: 211NW09 MASTER PLAN AREA: 29 TAX MAP NO: 00000
X COORDINATE 34.42 TAX MAP YEAR: CENSUS TRACT & BLOCK: 60019020
Y COORDINATE 30.67 PLANNING AREA: 29 TRAFFIC ZONE: 150

SEWERSHED NO: SEWER AUTHORIZATION NO:
STORM WATER MGMT. WAIVER GRANTED: STREAM CHANNEL MODIFICATION:
WRA PERMIT NEEDED:
PARKLAND ACRES: REC FACIL: PLAYGROUND: PLAYFIELD: OTHER:

SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form to ensure that your name, address, and affiliation will be recorded correctly. Please give this sheet to the Community Relations Officer at the forward, left end of the table prior to consideration of the item in which you have an interest.

PLEASE PRINT 1-87105

Date of Meeting 10/13/87

NAME JODY KLINE / GORDON SMITH AGENDA ITEM # 17

ADDRESS 200-B MONROE STREET, ROCKVILLE

REPRESENTING* GORDON & JEAN SMITH

*Give title or position, if representing a civic association or government agency.

Mailed opinion 10/22/87

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

SUBDIVISION PLAN
TO BE CONSIDERED BY THE
MONTGOMERY COUNTY PLANNING BOARD

DATE: OCTOBER 02, 1987

NAME OF PLAN: MORAN PROPERTY
FILE NUMBER: 1-87105
CURRENT ZONING: RE 2
PROPOSED NUMBER OF LOTS: 19
TYPE OF SUBDIVISION PLAN: PRELIMINARY
LOCATION: NW QUADRANT OF THE INTERSECTION OF
RIVER ROAD & CONGRESSIONAL PKWY

For your information, the above mentioned plan will be brought before the Montgomery County Planning Board on Thursday, OCTOBER 15, 1987. The meeting will be held in the auditorium of the Montgomery County Regional Office at 8787 Georgia Avenue, Silver Spring, Maryland.

For an approximate time schedule for this plan, contact the Community Relations Office at 495-4600 after OCTOBER 12, 1987.

DEVELOPMENT REVIEW DIVISION

Mailed PB Notice 10/2/87 to:

1-87105
Crowell & Baker
152 Rollins Avenue, Suite 100
Rockville, MD 20852

Maybelle G. Tuck
9400 River Road
Potomac, MD 20854

Fed. Rep. of Germany
8617 Chateau Drive
Potomac, MD 20854

Loiederman Associates, Inc.
15200 Shady Grove Road
Rockville, MD 20850

Alvin G. & E. Kay
9035 Congressional Pkwy.
Potomac, MD 20854

Berry-Kentsdale Assoc.
6001 Montrose Road
Suite 400
Rockville, MD 20850

Kiplinger Wash. Editors, Inc.
1729 H. Street, N.W.
Washington, D.C. 20006

William F. & H.L. Bullis
9125 River Road
Potomac, MD 20854

Edgar & D.L. Czarra
9451 Newbridge Drive
Potomac, MD 20854

Leon W. Andris
12113 Little Creek Drive
Potomac, MD 20854

Peter R. & E.C. Moran
10680 Main Street
Fairfax, VA 22030

184
716

Elizabeth A. Gittings, et al.
9420 River Road
Potomac, MD 20854

Sweepstakes Dev. Assoc. Inc.
8737 Colesville Road
Silver Spring, MD 20910

Mailed 10/6/87
✓ Gordon V. Smith
8716 Cricket Brook Way
Potomac, MD 20854

Dickie T. & K.T. Naing
9410 River Road
Potomac, MD 20854

W.L. & D.D. Slover
9460 River Road
Potomac, MD 20854

Mailed opinion on 10/22

DISTRIBUTION CHECKLIST

TITLE MORAN PROPERTY FILE NO. 1-87105

TAX MAP 211 NW 9 EP-54 POLICY AREA [illegible]

AGENCY	DATE OF REFERRAL Prelim. Plan	Storm Drain Plan	SWM Comps	Street Profile
FILE			✓	✓
TRANS DIV.	6-3-87			
ENV. DIV	6-3-87		✓	✓
URBAN DESIGN	6-3-87			
CPN				
CPS	6-3-87			
PARK PLAN	6-3-87			
SHA	6-3-87		✓	✓
DOT	6-3-87		✓	✓
DEP-SWM	6-3-87		✓	✓
DEP-ENV. PLAN	6-3-87			
HEALTH DEPT.				
WSSC	6-3-87		✓	✓
REC.				
BD. OF ED	6-3-87			
FIRE & RESCUE	6-3-87			
POLICE	6-3-87			
DHCD	6-3-87			
HOC	6-3-87			
HPC	6-3-87			
ASSESSMENTS	6-3-87			
WASH. GAS	6-3-87			
C & P	6-3-87			
PEPCO	6-3-87			
DPRG	6-3-87			
MUNICIP.				
CIVIC ASSOC.	6-8-87			
OTHER				

CIVIC ASSOCIATIONS

184 West Mont Co

716 Trat

BOARD ACTION		DATE
APPROVED	✓	10/15/87
DISAPPROVED		
DEFERRED		

PRELIMINARY SUBDIVISION PLAN APPLICATION

TO MONTGOMERY COUNTY PLANNING BOARD

For M-NCPPC Use Only	
File No.	
Appl. Date	
SRC Date	

NAME OF SUBDIVISION: Moran Property

- IF PREVIOUS PRE-PRELIMINARY PLAN ON THIS PROPERTY, ENTER FILE NUMBER(S): —
- IF PREVIOUS PRELIMINARY PLAN ON THIS PROPERTY, ENTER FILE NUMBER(S): —
- ENTER SPECIAL EXCEPTION OR ZONING CASE NUMBER, IF APPLICABLE: —

LOCATION: (PICK EITHER A OR B)

A. _____ (Street Name), _____ (Distance) _____ (feet, yards) _____ (Direction (N, SW, etc)) of

_____ (Street Name)

B. NW (Direction) quadrant of intersection of River Road (Street Name)

and Congressional Parkway (Street Name)

		FOR M-NCPPC USE ONLY		
		Accepted or Corrected	Checked by	Date
EXISTING ZONING	RE-2	✓	MC	6/1
200' WSSC OR ZONING SHEET	211 NW 9	✓	↓	↓
TOTAL AREA INCLUDED ON PLAN	47.7	✓	CRL	6/10
TOTAL NUMBER OF LOTS PROPOSED	19	✓		
IF NOT INDIVIDUAL LOTS, NUMBER OF UNITS PROPOSED	—	✓		
NUMBER OF MODERATELY PRICED DWELLING UNITS	0	✓		
NUMBER OF TRANSFER DEVELOPMENT RIGHTS	0	✓		
ARE YOU REQUESTING CLUSTER OPTION?	No	✓		
ARE YOU REQUESTING MPDU WAIVER?	No	✓		
ARE YOU REQUESTING STORMWATER MGMT. WAIVER?	No	✓	↓	↓
IS YOUR SUBDIVISION IDENTIFIED IN THE LOCATIONAL ATLAS OF HISTORIC SITES OR THE INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND, OR DESIGNATED IN THE MASTER PLAN FOR HISTORIC PRESERVATION IN MONTGOMERY COUNTY?	No			

FEE $348.00

($468.00 check submitted with previous plan 3/24/87)

TYPE OF UNITS

SF = Single Family
TW = Townhouse
CM = Commercial
HI = High Rise
IN = Industrial
GR = Garden Apt.
PB = Piggyback
DP = Duplex or Semi Detached
QP = Quadreplex
OT = Other (Church, etc)

NO. OF UNITS: SF 19

PROPOSED SANITARY FACILITIES: WATER P SEWER P

P = Public W = Well S = Septic

LEGAL OWNER OF PROPERTY:

Robert E & J.B. Moran
Number Street Name: 9401 River Road
City: Potomac State: Md. Zip: 20854
Telephone Number:

CONTRACT PURCHASER:
(If Applicable)

Crowell & Baker
Number Street Name: 152 Rollins Ave. Suite 100
City: Rockville State: Md. Zip: 20852
Telephone Number: 770-3360

prc 6/9
mm 6/24

ARE THERE ANY LEGAL RESTRICTIONS ON THIS PLAN OTHER THAN THOSE SHOWN ON THIS PLAN: No Y = Yes N = No

IF YES, DESCRIBE:

TAX ACCOUNT NUMBER(S) ASSOCIATED WITH THIS PLAN: 1. 10-1-858946 2. 3. 4. 5.

(List others if necessary)

ENGINEER OR SURVEYOR:

Loiederman Associates
Name
Number Street Name: 15200 Shady Grove Road
City: Rockville State: MD Zip: 20850
Telephone Number: 948-2750

prc 6/9
mm 6/24

Applicant hereby acknowledges that the sixty-day time limit for action by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulations, will not commence until all supporting information necessary for a decision on the subject application is provided to the Montgomery County Planning Board so that it can be referred to the appropriate agencies for comment.

5/22/87
Date

Douglas E. Lohmann
Signature of ~~Applicant or~~ Agent

Attachment A

APPLICATION CHECKLIST

ITEM	TO BE COMPLETED BY APPLICANT: Submitted	TO BE COMPLETED BY APPLICANT: N/A	STAFF USE ONLY: Acc.	STAFF USE ONLY: Not Acc	STAFF USE ONLY: Checked by	STAFF USE ONLY: Date
1. Completed Application	X					
2. Appropriate Fee	previous check	for $248.00 3/24/87				
3. List of Property Owners	X					
4. Preliminary Plan (35 prints & reproducible)						
a. Scale drawing	X					
b. Title information & notes	X					
c. Vicinity location map	X					
d. Certificate of Registered Engineer or Surveyor	X					
e. Names of adjacent subdivisions	X					
f. Construction details for existing roads, ROWs & easements	X					
g. Existing and proposed utilities	X					
h. Existing topography (5')	X					
i. 100 year floodplain and 25' building restriction line						
j. Existing natural features	X					
k. Zoning line if more than one zone	—	N/A				
l. Proposed lot and block layout	X					
m. Existing lot layout if resubdivision	—	N/A				
n. Proposed streets	X					
o. Proposed ROWs and easements	X					
p. Proposed wells and existing wells w/in 100 feet	—	N/A				
q. Proposed septic systems & existing systems within 100 feet	—	N/A				
r. Areas for open space and recreational use	—	N/A				
s. Proposed trails, sidewalks, etc.	X					
t. Staging sequence	—	N/A				
u. Minimum setbacks	X					
5. Stormwater Mgmt. Concept						
a. On-site with computations (7) or	—					
b. Waiver requested or	—					
c. Exempt	X					
6. Storm drainage plan (7 copies)	X					
7. Tentative street profiles (5 copies)	X					
8. Traffic study (5 copies)	—	N/A				

Date Application Complete

_____

Date Sub. Review Comm. Mtg.

_____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

December 17, 1987

MCPB 87-32 AB

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of its power pursuant to Sections 49-67A and 50-15 of the Montgomery County Code, is empowered to authorize the abandonment of land dedicated by plat for public use, provided such land has not actually been in public use;

WHEREAS, In the form of Preliminary Plan 1-87105, the Petitioner, Crowell & Baker, pursuant to Section 49-67A of the Montgomery County Code, as amended, has petitioned the Montgomery County Planning Board for the abandonment of a dedicated public streets shown as Congressional Parkway on a plat entitled "Street Dedication Plat, Bradley Farms" recorded in Plat Book 20, Plat 1261.

WHEREAS, Comments have been received from the Montgomery County Council, Montgomery County Department of Transportation, Washington Suburban Sanitary Commission, Washington Gas Light Company, Potomac Electric Power Company, and the Montgomery County Department of Fire and Rescue Services, in accordance with Section 49-67A;

WHEREAS, All other abutting owners have been properly notified and comments received.

NOW, THEREFORE, BE IT RESOLVED, That the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission, hereby finds that:

1. The subject street has not been previously improved or used for the purpose for which it was dedicated.

2. The subject street is not necessary for anticipated public use.

BE IT FURTHER RESOLVED, That the subject street be abandoned by incorporating the appropriate portions of the land into Record Plat No. 2-87398.

* * * * *

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 11, 1987

Wynmark Development Corporation
1521 New Hampshire Avenue, NW
Washington, D.C. 20036

Re: Moran Property
Preliminary Plan 1-87105

Dear Mr. Naing:

In response to your letter of July 6, 1987, I asked the State Highway Administration to reexamine the location of the proposed street to the Moran property. As you can see from the attached letter, they believe the plan, as proposed, is acceptable. Since Congressional Parkway will not be built and Logan Drive and Inglewood Drive are separated from the property by streams, we feel the proposed access is the best alternative.

The property will be served by public sewer and water.

Please give me a call at 495-4585 if you wish to discuss this further.

Sincerely,

Charles R. Loehr

Charles R. Loehr
Subdivision Coordinator

Maryland Department of Transportation
State Highway Administration

RICHARD H. TRAINOR
Secretary

HAL KASSOFF
Administrator

AUG 10 1987

August 4, 1987

Mr. Charles Loehr
Subdivision Coordinator
MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20907

RE; Montgomery County
Maryland Route 190
Moran Property
1-87105

Dear Mr. Loehr:

Reference is made to the above captioned site which is located on the north side of River Road, Maryland Route 190, 700' west of Congressional Parkway.

As requested by you, due to the submitted letters of the adjoining property owners, this office again made an on-site inspection of the proposed development and would approve of an access point as shown on the submitted preliminary plan.

If you feel that it would be necessary for a representative of the State Highway Administration to be at the Board Hearing, to testify, please advise accordingly.

Very truly yours,

John Meyers

John Meyers-Assistant
Bureau Chief-Engineering
Access Permits

by: Francis Lauer

JM_FL/es

My telephone number is 301-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

6-3

REQUEST FOR PRELIMINARY PLAN WATER-SEWER REVIEW

TO BE COMPLETED BY REQUESTOR (must be printed or typed)

DATE	PLAN IDENTIFICATION
	MORAN PROPERTY
COUNTY ☐ PG ☑ MC	200-FOOT MAP REFERENCE 211NW9 1-87105

NOTE: Show on plans: topographic reference; existing and abutting facilities, proposed grading with directional arrows; existing sanitary sewer and storm drain rights-of-way.

DEVELOPMENT LOCATION (INCLUDE LOT/BLOCK, SUBDIVISION, AND CITY)

PLAN AREA	CLASS	SERVICE AREA	ALLOCATION # (IF ANY)
		W - 1 S - 1	

RESIDENTIAL USAGE

	NO. OF UNITS PROPOSED	NO. OF UNITS EXISTING
☑ HOUSES	19	
☐ TOWNHOUSES		
☐ MULTI-UNIT		
☐ OTHER		

BUSINESS/OTHER USAGE

SQUARE FOOTAGE

COMMENTS

TO BE COMPLETED BY WSSC

BASIN	FLOW AVAILABLE?	ESTIMATED FLOW	MORATORIA RESTRAINTS?
CABIN JOHN	☑ YES ☐ NO	GPD	☐ YES ☑ NO

SERVICE WILL ENTAIL:

- ☑ WATER EXTENSION
- ☑ SEWER EXTENSION
- ☐ WATER CONNECTION
- ☐ SEWER CONNECTION
- ☐ LINE SIZE UPGRADING ☐ WATER ☐ SEWER
- ☐ DRY SEWER
- ☐ FIRE PROTECTION

STORM DRAINAGE REQUIREMENTS:

- ☐ Provide storm drain easement
- ☐ Provide flood plain / surface drainage easement
- ☐ Other: _____
- ☐ Lot infringement on flood plain is unacceptable
- ☐ Stormwater management is required

WSSC COMMENTS:

Water and/or sewer service require separate WSSC approval, with service also dependent on financial implications and engineering conditions. See the reverse side for checked-off planning conditions.

ADDITIONAL COMMENTS/RECOMMENDATIONS: WATER & SEWER AUTHORIZATION IS REQUIRED.

PREPARED BY E. L. James

DATE 6-15-87

401-9 (1/80)

17
10/15/87

MILLER AND SMITH HOLDING

1568 SPRING HILL ROAD • SUITE 400 • McLEAN VIRGINIA 22102 • (703) 821-2060

OCT 5 1987

October 1, 1987

Mr. Charles Loehr
Chief of Subdivision Review
Maryland National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907

1-87105

Dear Mr. Loehr:

I understood that Crowell and Baker has filed a preliminary plan for the Moran Property on River Road in Potomac. This property is less than 3,000 feet from a property which I own at the end of the right-of-way for Congressional Parkway. My property is identified as Parcel 14 on Tax Map FP 562.

Although I have no plans to develop my property in the immediate future, I would like to request that the Planning Board retain the right-of-way for Congressional Parkway in any action which is taken on the Moran Property. Although this roadway may never be built, preservation of the access is necessary to prevent my property from being cut off.

I would also like to request that I be notified of any public hearings or actions relating to the Moran Property. My mailing address is:

8716 Crider Brook Way
Potomac, Maryland 20854

Thank you very much.

Sincerely,

Gordon V. Smith

Gordon V. Smith

cc: Jim Creaghan, Loiderman Associates
Bob Beall, M-NCPPC

0115G

called 10/6 - CRL

WYNMARK DEVELOPMENT CORPORATION

1521 New Hampshire Avenue, NW
Washington, D.C. 20036
(202) 797-7000 TELEX: 140962

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
RECEIVED
JUL 13 1987
SILVER SPRING, MD.

July 6, 1987

MD National Park & Planning Commission
Subdivision Office, Developemnt Division
8787 Georgia Avenue
Silver Spring, MD 20907

Re: Moran Property Subdivision

Gentlemen,

I have received a copy of the preliminary plan for the Moran Property subdivision, fronting on River Road near Congressional Parkway. I am not opposed to the develpment of this tract, but I am concerned with the proposed location of the entrance road that is to service 18 of the lots.

As this area is only a 2 lane road on the brow of a hill, the hazards of adding another access road may create a potentially dangerous situation. My driveway is located directly across from this proposed road, but it is not indicated on your preliminary plan.

An alternative solution may be to provide outlets to this tract from bordering streets which already exit to River Road. I look forward to open discussion with your office regarding this important matter.

I am also interested in inquiring whether these lots will be developed with water and sewer or septic tanks.

Sincerely,

Richard W. Naing

RWN:mcg

Montgomery County Government

SEP 24 1987

SEP. 23 1987

Mr. Charles Loehr, Subdivision Coordinator
Development Review Division
Maryland-National Capital Park
& Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907

RE: Preliminary Plan No. 1-87105
Moran Property

Dear Mr. Loehr:

We return herewith one copy of the above referenced plan recommended for approval subject to:

1. Necessary slope and drainage easements. Slope easements are to be as determined by study or to the building restriction line.

2. Necessary dedication for future widening of River Road in accordance with the master plan.

3. Full width dedication and construction of all interior streets.

4. Grade establishments for all new streets and/or pedestrian paths must be approved prior to approval of record plat.

5. Waiver from M-NCP&PC for overlength cul-de-sacs.

6. Abandonment of Congressional Parkway is acceptable.

7. Relocation of utilities along existing roads to accommodate required roadway improvements.

The developer is hereby notified that public improvement requirements as a prerequisite to Montgomery County Department of Transportation's approval of platting of this subdivision will include the following items, to be assured by a Public Improvements Agreement:

1. Street grading, paving, curbs and gutters, sidewalks, storm drainage and appurtenances along:

   (a). Proposed street.

2. Permanent monuments and property line markers, as required by Section 50-24(e).

3. Enclosed storm drainage and/or engineered channel (in accordance with Montgomery County Department of Transportation's Storm Drain Design Criteria) within all storm drain easements.

MONTGOMERY COUNTY GOVERNMENT
DEPARTMENT OF TRANSPORTATION
SUBDIVISION DEVELOPMENT SECTION
101 MONROE STREET
ROCKVILLE, MARYLAND 20850

SEP. 23 1987

4. Erosion and sediment control measures as required by Section 50-35(i) and on-site storm water management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Montgomery Soil Conservation District and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the Montgomery County Department of Environmental Protection.

5. Developer shall insure final and proper completion and installation of all utility lines underground.

6. Developer shall provide street lights in accordance with specifications, requirements and standards prescribed by the Montgomery County Department of Transportation.

Sincerely,

Donald A Baker

For Robert C. Merryman, Chief
Division of Transportation Engineering

RCM:DAB:abc
Enclosure(s)

cc: Loiederman Associates, Inc.
Crowell & Baker

6609Q

MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

SEP 25 1987

September 22, 1987

Mr. Norman L. Christeller, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Dear Mr. Christeller:

On September 22, 1987, the Council voted to authorize the Planning Board to make the decision regarding the following abandonments, in accordance with section 49-67A of the Montgomery County Code:

Unbuilt portion of Congressional Parkway
(Preliminary plan #1-87-105)

Right-of-way between 2 lots on Wacomor Drive
(Preliminary plan #1-87-177)

Unbuilt roads in Stonebridge
(Preliminary plan #1-87-031)

Sincerely,

Arthur W. Spengler
Council Staff Director

CHS/kcb
E40/114

cc: Charles Loehr

COMMISSIONERS

Robert P. Will
Chairman

Ada Koonce Blumenschein
Vice Chairman

Henry T. Arrington
Gilbert B. Lessenco
Jesse L. Maury
Robert M. Potter

Richard G. Hocevar
General Manager

WASHINGTON SUBURBAN SANITARY COMMISSION

4017 Hamilton Street • Hyattsville, MD 20781 • 301 699-4000

OFFICE OF THE GENERAL COUNSEL

August 18, 1987

Douglas E. Lohmeyer, P. E.
Loiederman Associates
15200 Shady Grove Road
Suite 202
Rockville, MD 20850

Re: Abandonment Congressional Parkway
MNCP&PC #1-87105

Dear Mr. Lohmeyer:

Please be advised the Washington Suburban Sanitary Commission has no existing or proposed facilities within the area sought for abandonment; consequently, we have no objection your your proposal.

Sincerely,

Sheila D. Collins
Principal Counsel
699-4730

SDC/dbc

RECEIVED
AUG 20 1987
LOIEDERMAN ASSOCIATES, INC.

WHEELER & KORPECK
ATTORNEYS AT LAW

WILLIAM B. WHEELER
JEROME E. KORPECK
WILLIAM T. WHEELER
ROBERT L. BROWNELL
MARK W. KUGLER
ROGER K. BAIN

930 BONIFANT STREET
SILVER SPRING, MARYLAND 20910
(301) 587-6200

RECEIVED
JUL 30 1987

July 29, 1987

The Honorable Rose Crenca
President
Montgomery County Council
Stella B. Werner County Office Building
Rockville, Maryland 20850

Re: Preliminary Plan 1-87105
Unimproved street abandonment of
part of Congressional Parkway

Dear President Crenca:

Attached please find a plan titled "Moran Property" as submitted to the subdivision section of the Maryland National Capital Park and Planning Commission. Pursuant to Section 49-67A of the Montgomery County Code, this letter and plan constitutes notice to you that the Montgomery County Planning Board has been petitioned for the abandonment of the unimproved Congressional Parkway as part of the plan.

Sincerely,

Roger K. Bain

RKB:jab

Enclosure

cc: Charles Loehr
Julie Koczela

Loiederman Associates, Inc.

Civil Engineering
Land Planning
Land Surveying

June 26, 1987

Mr. Bob Street
PEPCO
Transmission & Distribution Engineering
1900 Pennsylvania Avenue, N.W.
Washington, D.C. 20068

Re: Abandonment Congressional Parkway
MNCP&PC #1-87105

Dear Mr. Street:

Attached please find a plan titled Moran Property as submitted to the subdivision section of the Maryland National Capital Park and Planning Commission. The plan indicates the abandonment of the unimproved Congressional Parkway.

This letter constitutes a formal notification to you.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

Douglas E. Lohmeyer, P.E.
Associate

DEL/mg/12:71
Enclosure

cc: Wheeler & Korpeck, Roger Bain
Crowell & Baker, Julia Koczela

15200 Shady Grove Road
Suite 202
Rockville, Maryland
20850
(301) 948-2750

ENVIRONMENTAL PLANNING SUPPLEMENTAL REVIEW

TO: CHARLES COEHR, DEVELOPMENT REV. DATE: 7-22-87

FROM: NAZ BAIG, Environmental Planning Division

SUBJECT: MORAN PROPERTY (PLAN NAME) #187105 (PLAN NUMBER)

DRAINAGE AREA MAP + REVISED PRELIMINARY PLAN

INFORMATION RECEIVED

Information the Environmental Planning Division requested on the following item has been added to this file. We have reviewed the supplemental information and, when insufficient, contacted the applicant or engineer for additional materials:

CONTACT: KAREN CARPENTER, LOIDERMAN ASSOC. 7/20 10 AM - out; 7/22 11:30 AM ✓

948-2750 Person — Dates / Times

NOTE: info in response to #2 to be provided

This item is: ✓ not scheduled for action now.
____ scheduled for Planning Board action _____.

____ Information and/or changes sufficient: no additional comments.

____ Information and/or changes sufficient: revised comments added.

✓ Information and/or changes **not** sufficient. Continue to hold until following information/revisions are provided:

#1) Note #8 needs to be revised. Floodplain information on lots 10 thru 16 is from M-NCPPC Floodplain Study, Cabin John, Sheet #23. ~~Lots #4 & 5~~ ~~Was~~ Floodplain information on lots 4 & 5 provided by Loiderman Assoc based on extrapolation of M-NCPPC study.

#2) Methodology used for extrapolation should be submitted ~~from~~ staff's review & approval [Calculations, cross sections water surface elevation etc.

EPD staff: Comments due to Dev Rev/Urban Des through SDF by 7-24-87.

THOMAS MORTON GITTINGS, JR.
ATTORNEY AT LAW
SUITE 425, SHOREHAM BUILDING
806 FIFTEENTH STREET, N.W.
WASHINGTON, D.C. 20005

THOMAS MORTON GITTINGS SR
(1893-1972)

TELEPHONE NATIONAL 8-2878
AREA CODE 202

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
RECEIVED
JUL 2 1987
MARYLAND OFFICE
9420 RIVER ROAD
POTOMAC, MARYLAND 20854
TELEPHONE 365-3127
AREA CODE 301
SILVER SPRING, MD.

June 30, 1987

Maryland National Park & Planning Commission
Subdivision Office, Development Review Division
8787 Georgia Avenue
Silver Spring, Maryland 20907

Re: Moran Property
North Side of River Road (Md. Rte. 190)

Gentlemen:

The planning firm of Loideman Associates, Inc. has furnished me with a copy of the preliminary plan for the subdivision of the 42.49 acre Moran Property fronting on River Road near Congressional Parkway. While, as an adjacent landowner, I do not oppose the subdivision of the property, I do question the location of the proposed 60-foot roadway serving 18 of the proposed 19 lots.

The existing driveway, which the plan proposes to enlarge into a 60-foot roadway, is at the crest of a knoll on River Road. Traffic approaching the proposed roadway from either direction cannot see over the knoll. Hence, there currently is a traffic hazard generated by the traffic flow from the 3 existing houses on the property, and this will be greatly enhanced by the traffic from 18 residences.

Your attention is also invited to the fact that the preliminary plan does not show the driveway for the Naing tract, which is directly opposite the proposed street. Further, it has the driveway for my tract (shown in the name of E.A. Gittings) improperly positioned.

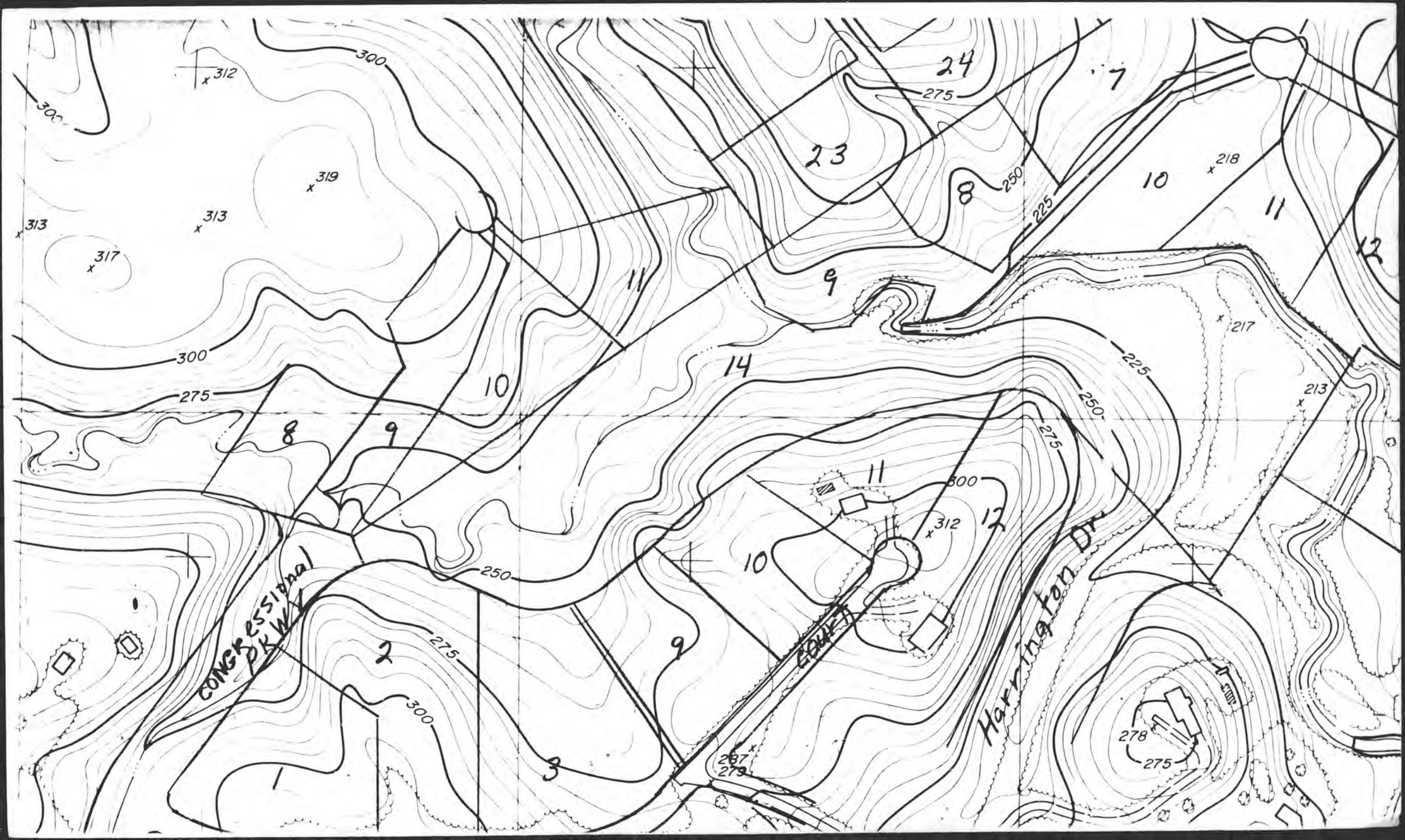
It is my request that a thorough traffic study be made, and that serious consideration be given to diverting the proposed road to a less hazardous position. Since the property abuts two secondary streets, viz., Congressional Parkway, and what is shown on the plan as Logan Drive, but which has been renamed, the logical solution, in my opinion, is to provide access through one, or both, of these streets.

Very truly yours,

Thomas M. Gittings, Jr.

Thomas M. Gittings, Jr.

TMG/jtm


Congressional Pkwy
Harrington Dr.
Court
300
275
250
225
312
319
313
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218
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287
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278
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3

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

RECEIVED
MAR 24 1987
SILVER SPRING, MD.

PRELIMINARY SUBDIVISION PLAN APPLICATION
TO MONTGOMERY COUNTY PLANNING BOARD

For M-NCPPC Use Only
File No. 1-87105
Appl. Date _____
SRC Date _____

NAME OF SUBDIVISION: Moran Property

- IF PREVIOUS PRE-PRELIMINARY PLAN ON THIS PROPERTY, ENTER FILE NUMBER(S): —
- IF PREVIOUS PRELIMINARY PLAN ON THIS PROPERTY, ENTER FILE NUMBER(S): —
- ENTER SPECIAL EXCEPTION OR ZONING CASE NUMBER, IF APPLICABLE: —

LOCATION: (PICK EITHER A OR B)

A. _____ (Street Name), _____ (Distance) _____ (feet, yards) _____ (Direction (N, SW, etc)) of

_____ (Street Name)

B. NW (Direction) quadrant of intersection of River Road (Street Name)

and Congressional Parkway (Street Name)

		FOR M-NCPPC USE ONLY		
		Accepted or Corrected	Checked by	Date
EXISTING ZONING	RE-2/TDR-1			
200' WSSC OR ZONING SHEET	211NW9			
TOTAL AREA INCLUDED ON PLAN	47.7			
TOTAL NUMBER OF LOTS PROPOSED	29			
IF NOT INDIVIDUAL LOTS, NUMBER OF UNITS PROPOSED	—			
NUMBER OF MODERATELY PRICED DWELLING UNITS	0			
NUMBER OF TRANSFER DEVELOPMENT RIGHTS	12			
ARE YOU REQUESTING CLUSTER OPTION?	Yes			
ARE YOU REQUESTING MPDU WAIVER?	No			
ARE YOU REQUESTING STORMWATER MGMT. WAIVER?	No			
IS YOUR SUBDIVISION IDENTIFIED IN THE LOCATIONAL ATLAS OF HISTORIC SITES OR THE INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY, MARYLAND, OR DESIGNATED IN THE MASTER PLAN FOR HISTORIC PRESERVATION IN MONTGOMERY COUNTY?	No			
		✓	CJ	3/24

FEE $468.00

TYPE OF UNITS SF = Single Family HI = High Rise DP = Duplex or Semi Detached
TW = Townhouse IN = Industrial
CM = Commercial GR = Garden Apt. QP = Quadreplex
PB = Piggyback OT = Other (Church, etc)

	SF			
NO. OF UNITS:	29			

PROPOSED SANITARY FACILITIES: WATER P SEWER P

P = Public W = Well S = Septic

LEGAL OWNER OF PROPERTY: Robert E. & J.B. Moran
9401 River Rd.
Number Street Name
Potomac Md. 20854
City State Zip
Telephone Number

CONTRACT PURCHASER:
(If Applicable)
Crowell & Baker
152 Rollins Ave. Suite 100
Number Street Name
Rockville Md. 20850
City State Zip
770-3360
Telephone Number

ARE THERE ANY LEGAL RESTRICTIONS ON THIS PLAN OTHER THAN THOSE SHOWN ON THIS PLAN: No Y = Yes N = No
IF YES, DESCRIBE:

TAX ACCOUNT NUMBER(S) ASSOCIATED WITH THIS PLAN: 1. 10-1-858946
2. 3. 4. 5.
(List others if necessary)

ENGINEER OR SURVEYOR: LOIEDERMAN ASSOCIATES INC
Name
15200 SHADY GROVE RD.
Number Street Name
ROCKVILLE MD 20850
City State Zip
948-2750
Telephone Number

Applicant hereby acknowledges that the sixty-day time limit for action by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulations, will not commence until all supporting information necessary for a decision on the subject application is provided to the Montgomery County Planning Board so that it can be referred to the appropriate agencies for comment.

3/18/87
Date

Douglas E. Lohmeyer
Signature of ~~Applicant or~~ Agent

ENVIRONMENTAL PLANNING SUPPLEMENTAL REVIEW

TO: CHARLES LOEHR DATE: 9/23/87

FROM: NAZIR BAIG, Environmental Planning Division

SUBJECT: MORAN PROPERTY # 1-87105

PLAN NAME PLAN NUMBER

KAREN CARPENTER 9482750

INFORMATION RECEIVED

Information the Environmental Planning Division requested on the following item has been added to this file. We have reviewed the supplemental information and, when insufficient, contacted the applicant or engineer for additional materials:

CONTACT: _____

Person Dates / Times

This item is: ____ not scheduled for action now.
____ scheduled for Planning Board action _____.

✓ Information and/or changes sufficient: no additional comments.

__ Information and/or changes sufficient: revised comments added.

__ Information and/or changes not sufficient. Continue to hold until following information/revisions are provided.

APPROVE.

EPD staff: Comments due to Dev Rev/Urban Des through SDP by _____

Loiederman Associates, Inc.

65-R-04

Civil Engineering
Land Planning
Land Surveying

June 26, 1987

Mr. Mitch Hockman
C&P Telephone Company
Distribution & Engineering
3901 Calverton Boulevard
Beltsville, MD 20705

Re: Abandonment Congressional Parkway
MNCP&PC #1-87105

Dear Mr. Hockman:

Attached please find a plan titled Moran Property as submitted to the subdivision section of the Maryland National Capital Park and Planning Commission. The plan indicates the abandonment of the unimproved Congressional Parkway.

This letter constitutes a formal notification to you.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

Douglas E. Lohmeyer, P.E.
Associate

DEL/mg/12:71
Enclosure

cc: Wheeler & Korpeck, Roger Bain
Crowell & Baker, Julia Koczela

15200 Shady Grove Road
Suite 202
Rockville, Maryland
20850
(301) 948-2750

Loiederman Associates, Inc.

Civil Engineering
Land Planning
Land Surveying

June 26, 1987

Mr. Donald Bohrer
Montgomery County Department of
Transportation
Subdivision Review
101 Monroe Street
Rockville, MD 20850

Re: Abandonment Congressional Parkway
MNCP&PC #1-87105

Dear Mr. Bohrer:

Attached please find a plan titled Moran Property as submitted to the subdivision section of the Maryland National Capital Park and Planning Commission. The plan indicates the abandonment of the unimproved Congressional Parkway.

This letter constitutes a formal notification to you.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

Douglas E. Lohmeyer

Douglas E. Lohmeyer, P.E.
Associate

DEL/mg/12:71
Enclosure

cc: Wheeler & Korpeck, Roger Bain
Crowell & Baker, Julia Koczela

15200 Shady Grove Road
Suite 202
Rockville, Maryland
20850
(301) 948-2750

Loiederman A ociates, Inc.

Civil Engineering
Land Planning
Land Surveying

June 26, 1987

Mr. Alfred Hubbard
Washington Gas Light Company
Springfield Operations Center
Distribution Planning & Design
Department
6801 Industrial Road
Springfield, VA 22151

Re: Abandonment Congressional Parkway
MNCP&PC #1-87105

Dear Mr. Hubbard:

Attached please find a plan titled Moran Property as submitted to the subdivision section of the Maryland National Capital Park and Planning Commission. The plan indicates the abandonment of the unimproved Congressional Parkway.

This letter constitutes a formal notification to you.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

Douglas E. Lohmeyer

Douglas E. Lohmeyer, P.E.
Associate

DEL/mg/12:71
Enclosure

cc: Wheeler & Korpeck, Roger Bain
Crowell & Baker, Julia Koczela

15200 Shady Grove Road
Suite 202
Rockville, Maryland
20850
(301) 948-2750

Loiederman A: ›ciates, Inc.

Civil Engineering
Land Planning
Land Surveying

June 26, 1987

Mr. Richard Plantholt
Section Head
Washington Suburban Sanitary Commission
Water & Sewer Design Section
8103 Sandy Spring Road
Laurel, MD 20707

Re: Abandonment Congressional Parkway
MNCP&PC #1-87105

Dear Mr. Plantholt:

Attached please find a plan titled Moran Property as submitted to the subdivision section of the Maryland National Capital Park and Planning Commission. The plan indicates the abandonment of the unimproved Congressional Parkway.

This letter constitutes a formal notification to you.

Sincerely,

LOIEDERMAN ASSOCIATES, INC.

Douglas E. Lohmeyer

Douglas E. Lohmeyer, P.E.
Associate

DEL/mg/12:71
Enclosure

cc: Wheeler & Korpeck, Roger Bain
Crowell & Baker, Julia Koczela

15200 Shady Grove Road
Suite 202
Rockville, Maryland
20850
(301) 948-2750

Maryland
Natural Gas

6801 Industrial Road
Springfield, Virginia 22151

July 2, 1987

Mr. Doulgas E. Lohmeyer, P. E.
Associate
Loiederman Associates, Inc.
15200 Shady Grove Road, Suite 202
Rockville, MD 20850

Re: Abandonment Congressional Parkway
MNCP&PC #1-87105

Dear Mr. Lohmeyer:

Thank you for your leter dated June 26, 1987, notifying us of the proposal to abandon Congressional Parkway from River Road to north of Inglewood Drive.

This is to advise you we have no facilities affected by this proposal, therefore, we offer no objection.

Very truly yours,

Daniel J. O'Neill

Daniel J. O'Neill
Land Agent
Distribution Planning & Design

DJO:mkc

RECEIVED
JUL 06 1987
LOIEDERMAN ASSOCIATES, INC.

COMMISSIONERS

Robert M. Potter
Chairman

Robert P. Will
Vice Chairman

Henry T. Arrington
Ada Koonce Blumenschein
Gilbert B. Lessenco
Jesse L. Maury

Richard G. Hocevar
General Manager

WASHINGTON SUBURBAN SANITARY COMMISSION

4017 Hamilton Street • Hyattsville, MD 20781 • 301 699-4000

OFFICE OF THE GENERAL COUNSEL

June 30, 1987

Douglas E. Lohmeyer, P.E.
Loiederman Associates, Inc.
15200 Shady Grove Road
Suite 202
Rockville, MD 20850

Re: Rannoch Road Property

Dear Mr. Lohmeyer:

Please be advised the Washington Suburban Sanitary Commission has no existing or proposed facilities within the area sought for abandonment. We have no objections to your proposed abandonment.

Sincerely yours,

Sheila D. Collins
Principal Counsel
699-4730

SDC/dbc

RECEIVED
JUL 02 1987
LOIEDERMAN ASSOCIATES, INC.

MORAN
65-86-04

POTOMAC ELECTRIC POWER COMPANY · 1900 PENNSYLVANIA AVENUE, N. W., WASHINGTON, D.C. 20068
(202) 872-2000

July 14, 1987

Mr. Douglas E. Lohmeyer, P.E.
Associate
Loiderman Associates, Inc.
15200 Shady Grove Road/Suite 202
Rockville, MD 20850

RECEIVED
JUL 17 1987
LOIEDERMAN ASSOCIATES, INC.

Dear Mr. Lohmeyer:

Subject: Abandonment of Congressional Parkway, MNCP&PC #1-87105

In reply to your letter dated June 26, 1987, we have existing overhead facilities in the subject area providing electric service to 9401 Congressional Parkway and Dr. Moran as shown on copy of parts of our plat #744T428 and 744T424 enclosed.

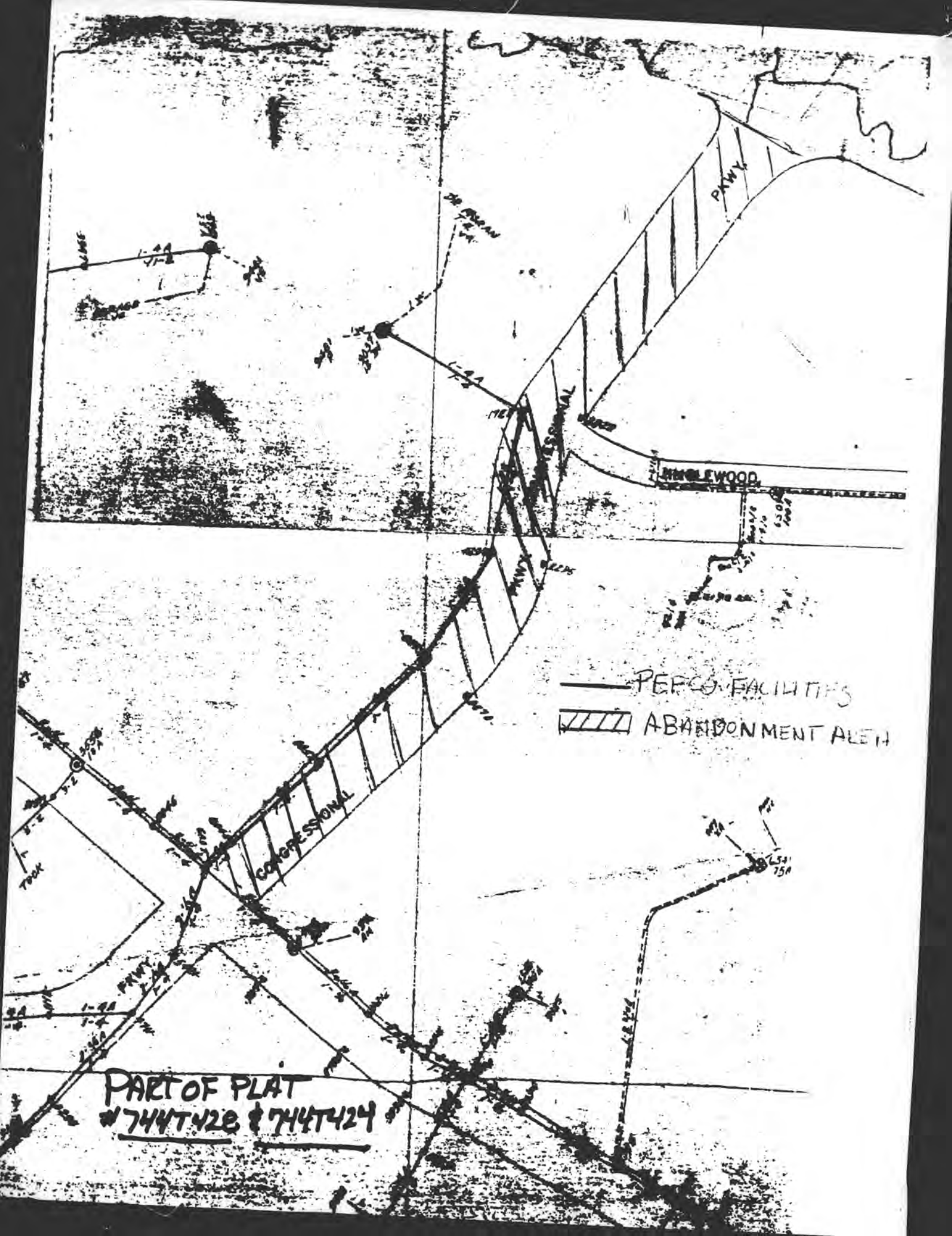
We will have no objections provided an easement is granted for those facilities to remain.

Should you have any questions, please feel free to contact Mr. B. J. Street, Liaison, Engineer at 872-2845.

Very truly yours,

J. P. McElwaine

J. P. McElwaine
Manager, T&D Engineering


PKWY
HINGLEWOOD
CONGRESSIONAL
PEPCO FACILITIES
ABANDONMENT AREA
PART OF PLAT
#744T428 & 744T424

Maryland Department of Transportation
State Highway Administration

RICHARD H. TRAINOR
Secretary

HAL KASSOFF
Administrator

AUG 10 1987

August 4, 1987

Mr. Charles Loehr
Subdivision Coordinator
MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20907

RE; Montgomery County
Maryland Route 190
Moran Property
1-87105

Dear Mr. Loehr:

Reference is made to the above captioned site which is located on the north side of River Road, Maryland Route 190, 700' west of Congressional Parkway.

As requested by you, due to the submitted letters of the adjoining property owners, this office again made an on-site inspection of the proposed development and would approve of an access point as shown on the submitted preliminary plan.

If you feel that it would be necessary for a representative of the State Highway Administration to be at the Board Hearing, to testify, please advise accordingly.

Very truly yours,

John Meyers

John Meyers-Assistant
Bureau Chief-Engineering
Access Permits

by: Francis Lauer

JM_FL/es

My telephone number is 301-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
RECEIVED
JUN 22 1987
SILVER SPRING, MD.

Date: 6/15/87

Subdivision Review Committee Meeting: 6/15/87

TO: Charlie Loehr, Development Review Coordinator
Development Review Division

FROM: NAZIR BAIG
Environmental Planning Division

SUBJECT: Review of Preliminary Plan Number 187105

MORAN PROPERTY ( )
( )
( )
( )

---

200 Sheet No: 211NW09
Street Map Number/s: 37C1 37D1

Water Service Category: W-1 Requested:
Sewer Service Category: S-1 Requested:
Category Change Request Number: Date:
MCC/MCPB Action or Recommendation:

We have reviewed the above referral, received 6/8/87 , and wish to make the following recommendations:

------ Approval. No adverse comments.

------ Conditional approval of plan. (see comments)

------ Application submitted is incomplete.
Recommend deferral of action. (see comments)

✓ Plans submitted are incomplete.
Recommend deferral of action. (see comments)

------ Disapproval of plan/request.

ENVIRONMENTAL PLANNING DIVISION - Review Comments

Plans submi ted are incomplete. Submit the following information(*):
* D.A. map of upstream drainage area
* Source of floodplain per staff floodplain delineation guidelines.
* Access to Lot # 13 to be from Logan/Newbridge Drive to exclude flo plain Involvement.

Notes: 1) Stormwater management exempt
2) recommend abandonment of Congressional Parkway
3) With abandonment, increase width of lots #1 and #19 to allow maximum setback from River Road (60 Ldn is 232' from centerline of road).

Please contact Naz Baig if you have any questions.
CC: N. Baig

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
STORMWATER MANAGEMENT (SM)
101 Monroe Street, Rockville, Maryland 20850 Telephone 251-2806

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
RECEIVED
JUN 19 1987
SILVER SPRING, MD.

Charles Loehr, Chairman
Subdivision Review Committee
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

SUBJECT: Stormwater Management Concept Plan
Preliminary Plan # 1-87105, MORAN PROPERTY
Subdivision Review Committee Meeting of 6/15/87

Dear Mr. Loehr:

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 93-84A, Stormwater Management Regulation. The following summarizes our findings:

Area covered by plan 42.49 Ac. Number of lots proposed 19 LOTS.
Zone RE-2 Proposed use: RESIDENTIAL (SINGLES)

SM CONCEPT PLAN PROPOSED:
___ On-site or ___ Central:
___ Existing, ___ Design approved, or ___ Proposed

Type of facility:
___ Infiltration ___ Flow attenuation ___ Retention
___ Detention ___ Other _____

___ Waiver:
___ Approved on _____
___ Pending - requested on _____

✓ Exempt ≥ 2.0 ACRES ___ Other _____

SUBMISSION ADEQUACY COMMENTS:
___ Adequate as submitted ___ Inadequate for evaluation
___ Downstream notification ___ Floodplain
___ The following additional information is required for review:

RECOMMENDATIONS:
✓ Approve as submitted.
___ Approve with conditions (see comments below).
___ Disapprove (see reasons under comments below).
___ Hold for future recommendations
✓ Comments/Recommendations: SHOW 100 YR FLOOD PLAIN & 25' BRL ON RECORD PLAT.

Granville L. Campbell 6/15/87
Stormwater Management, MCDEP Date

cc: Nazir Baig, Environmental Planning Division, M-NCP&PC

2967M (3/86) Environmental Assessment

MINUTES
SUBDIVISION REVIEW COMMITTEE
JUNE 15, 1987

In Attendance:

C. Loehr - M-NCPPC
D. Bohrer - MCDOT
S. Lauer - State Highway
F. Cascio - PEPCO
J. Ronchi - C & P
J. Matthias - M-NCPPC
G. Campbell - MCDEP
S. Federline - M-NCPPC
J. Turpin - MCPS
B. Lloyd - Health Dept.
D. Amey - Fire & Rescue

1-87105 MORAN PROPERTY - 19 Lots - RE-2 Zone
Crowell & Baker - Applicant

Committee Action:

1. Dedication ok on River Road 75' off centerline.
2. No driveways to River Road.
3. No driveways over the stream. Check to ensure frontage on Logan Drive.
4. Waiver for overlength cul-de-sac, and covenant for Congressional Parkway.
5. If Congressional Parkway is abandoned, notify utilities and County Council.
6. Permit from SHA for proposed street, accel/decel and passing lane and inlet. Dedication in accordance with master plan.
7. 10' P.U.E., dedicate on record plat ingress/egress easement.
8. Exempt from SWM.
9. Lots along River Road, setback as far as possible (230' from center line of River Road).
10. Show source of floodplain information and provide drainage area map for property upstream.
11. Application complete.

1-87153 MONTGOMERY VILLAGE SEC. I-B - 18 Lots - TS Zone
Kettler Brothers, Inc. - Applicant

Committee Action:

1. Dedication on Goshen Road 120' right-of-way.
2. Traffic study required.
3. No access to Lot 2 to Goshen or Emory Grove Road. per DOT.
4. Easement on Lot 2 to be discussed further.
5. Site plan required.
6. Easement across lot 1 to serve lot 2 (PEPCO)
7. Notify downstream property owners.
8. Provide documentation on SWM system.

9. Stream buffer guidelines have to be met, too many lots for an excessively steep site.
10. Application incomplete #2 & #8.

1-87151 SUNSHINE - 1 Lot - C-1 Zone
Julien G. Redele - Applicant

Committee Action:

1. Dedication in accordance with revised center line on New Hampshire Avenue per Transportation Division.
2. Traffic study required.
3. Curb & gutter, SHA requirements on New Hampshire Avenue and Georgia Avenue. Placing of storm drainage and dedication necessary.
4. Pole relocation cost at owners expense.
5. Water supply must be met per DFRS.
6. SWM waiver pending for quantity only. Infiltration to be examined.
7. Approved fire protection water supply necessary to obtain building permit.
8. Application incomplete #2.

1-87152 NEW HAMPSHIRE ESTATES - 1 Lot - R-30 Zone
Tidelands Corporation - Applicant

Committee Action:

1. Dedication on Piney Branch Road 120' r/w.
2. Permit from SHA - replace any deteriorating curb. Minimum driveway width is 25', maximum is 35'.
3. P.U.E. on Piney Branch Road.
4. DFRS - location of on-site fire hydrant. Turnaround for Fire & Rescue vehicles.
5. SWM waiver pending - show 100-year flow path. Coordinate with waiver on New Hampshire Avenue Estates Elementary School per DEP.
6. Application incomplete until SWM issue is resolved. PROVIDE REVISED PLAN SHOWING PROPER SETBACKS.

1-87154 ENGLISH VILLAGE (BRADLEY HILLS) - Lot - R-90 Zone
Mr. & Mrs. G. Hadjitarkhani - Applicant

1. Plan is incomplete (Show existing paving, storm drainage, topography, proposed driveway and use.
2. Residential driveway permit from SHA, location to be further determined.
3. 10' P.U.E.
4. SWM waiver will be granted.
5. Show trees and other physical features on the site. Provide upstream drainage area map.

Loiederman Associates, Inc.

15200 SHADY GROVE ROAD
SUITE 202
ROCKVILLE, MARYLAND 20850

(301) 948-2750

TRANSMITTAL

Project No. 603-200-04

To M.N.C.P.&P.C.

Date July 13 1987

Subject Morain Property #187105

Attn Steve Federline

The following items are transmitted: Herewith ☒ Under Separate Cover ☐ Via:

No. of Copies	Description
2	DRAINAGE AREA MAP
2	PRELIMINARY PLAN

The above items are submitted: At your request ☒ For your review ☒ For your files ☐ For your approval ☐ For your action ☐ For your information ☐

General Remarks 100 YEAR FLOOD PLAIN ON LOTS 10-16 IS FROM M.N.C.P.&P.C FLOOD PLAIN STUDY (CASE NO) 50YR FLOOD PLAIN IN DEPRESSION PARKING & LOTS 4&5 WAS EXTRAPOLATED FROM THE 100YR ELEVATION.

Copies To

By KAREN CARPENTER

Charlie, #187105 7-16-87

"Moran Property"

Info from Zaiderman for your file (extra copy) we're receiving.

Steve

Maryland Department of Transportation
State Highway Administration

RICHARD H. TRAINOR
Secretary

HAL KASSOFF
Administrator

June 23, 1987

Mr. Charles Loehr
Subdivision Coordinator
MNCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20907

RE: Montgomery County
Maryland Route 190
Moran Property
1-87105

Dear Mr. Loehr:

Reference is made to the above captioned preliminary plan which is located on the north side of River Road (Maryland Route 190) 700' west of Congressional Parkway.

This office reviewed the submitted plans and recommend its approval, subject to the following.

1. Dedication in accordance to the Montgomery County Master Plan of Highways.

2. The term "Denied Access" to be placed on the final record plat along those lots, 1, 4, 19 which abuts Maryland Route 190.

3. A permit issued to the developer/builder by this office for access into the proposed development, this permit must be in accordance to the "Rules and Regulations" of this Administration.

   Said permit is for the construction of State Highway Administration Type "A" curb and gutter along the deceleration and acceleration lane (as per AASHTO standards).

   Said permit will include the construction of a "By-Pass" lane directly opposite the proposed point of access.

4. A condition of the permit will be that storm drainage plans and computations be submitted for review by the appropriate Bureau's within the S.H.A.

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
RECEIVED
JUN 30 1987
SILVER SPRING, MD.

con't

My telephone number is 301-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Thank you for the opportunity to review this plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits

by: Francis Lauer

CL-FL/es

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

ROUTING SLIP

FROM: CHARLIE LOEAR DATE: 7/2/87

TO:	Date Out	Initials
(1) JOHN BROJA		
(2)		
(3)		
(4)		

RE: 1-87105
(identify attached correspondence)

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
RECEIVED
JUL 2 1987
MARYLAND OFFICE
9420 RIVER ROAD
POTOMAC, MARYLAND 20854
TELEPHONE 365-3127
SILVER SPRING, MD. ZIP CODE 301

- ☒ Appropriate Action
- ☐ Approval
- ☐ Prepare Draft Reply
- ☐ For Your Signature
- ☐ Full Report
- ☐ Recommendation and Return
- ☐ Per Our Conversation
- ☐ Note and Return
- ☐ For Your Information
- ☐ File
- ☐ See me for discussion _____ (date) (time)
- ☐ Prepare reply for the signature of _____
- ☐ Answer or acknowledge on or before _____

RECEIVED
JUL 08 1987
LOIEDERMAN ASSOCIATES, INC.

REMARKS:
Please check driveway locations and revise plan if necessary.

on
sion

. Rte. 190)

ociates, Inc. has
plan for the sub-
ronting on River
an adjacent
of the property, I
-foot roadway serv-

plan proposes to
est of a knoll on
ed roadway from
Hence, there cur-
traffic flow from
this will be greatly

the fact that the
for the Naing
ed street. Fur-
n in the name of

raffic study be
made, and that serious consideration be given to diverting the proposed road to a less hazardous position. Since the property abuts two secondary streets, viz., Congressional Parkway, and what is shown on the plan as Logan Drive, but which has been renamed, the logical solution, in my opinion, is to provide access through one, or both, of these streets.

Very truly yours,

Thomas M. Gittings, Jr.

Thomas M. Gittings, Jr.

TMG/jtm

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: JUNE 08, 1987

NAME OF PLAN: MORAN PROPERTY
FILE NUMBER: 1-87105
CURRENT ZONING: RE 2
PROPOSED NUMBER OF LOTS: 19
TYPE OF SUBDIVISION PLAN: PRELIMINARY
LOCATION: NW QUADRANT OF THE INTERSECTION OF
RIVER ROAD & CONGRESSIONAL PKWY

The above-referenced subdivision plan has been submitted to this office for consideration and review in accordance with Chapter 50 of the Montgomery County Code and we are requesting your comments and recommendations on the plan for use by the Planning Board and staff. We must have a reply as soon as possible in order that your comments may be taken into consideration.

It is the policy of this office to refer all subdivision plans to the citizens association or associations whose areas include the subject property. We rely on your organization to contact any other concerned association to which you may belong and to notify the individuals within your area who are most directly affected by the proposal. We also rely on your organization to keep our files up-to-date as to your boundaries, officers and their current mailing address, which we need to keep your association informed of proposals submitted to this office.

A print of the originally submitted plan is enclosed. This plan may change due to specific reviews and stated changes suggested by this agency and other county and state agencies.

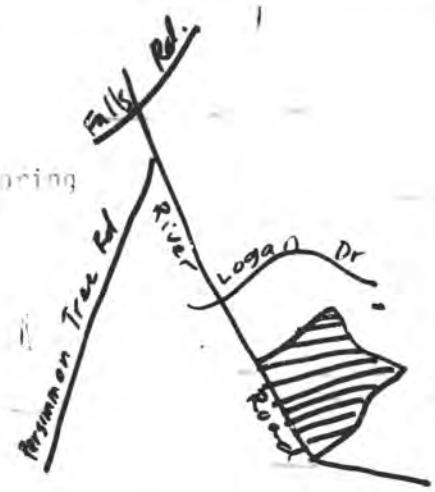
Please contact this office to obtain up-to-date information prior to the scheduling of the plan for final action by the Planning Board. A second letter will be sent to you announcing the date and place of the Planning Board's consideration of this subdivision plan.

If we can be of any further assistance to you, please contact this office at 495-4585.

SUBDIVISION OFFICE
DEVELOPMENT REVIEW DIVISION

DEVELOPMENT REVIEW DIVISION
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
RECEIVED
JUN 16 1987
SILVER SPRING, MD.

Division of Environmental Planning and Monitoring
Department of Environmental Protection
Executive Office Building
101 Monroe Street
Rockville, Maryland 20850
251-2380



SUBDIVISION REVIEW FORM

Planning Board File Number 1-87105

Subdivision Name Moran Property

Location

Planning Area Potomac

Zoning RE-2 Proposed Development 19 Lots

Applicant Crowell & Baker

Engineer Loiederman Associates, Inc.

Water Category W-1 Sewer Category S-1

COMMENTS

Prepared by Marcia Sanders Date 6.12.87

0179L