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.

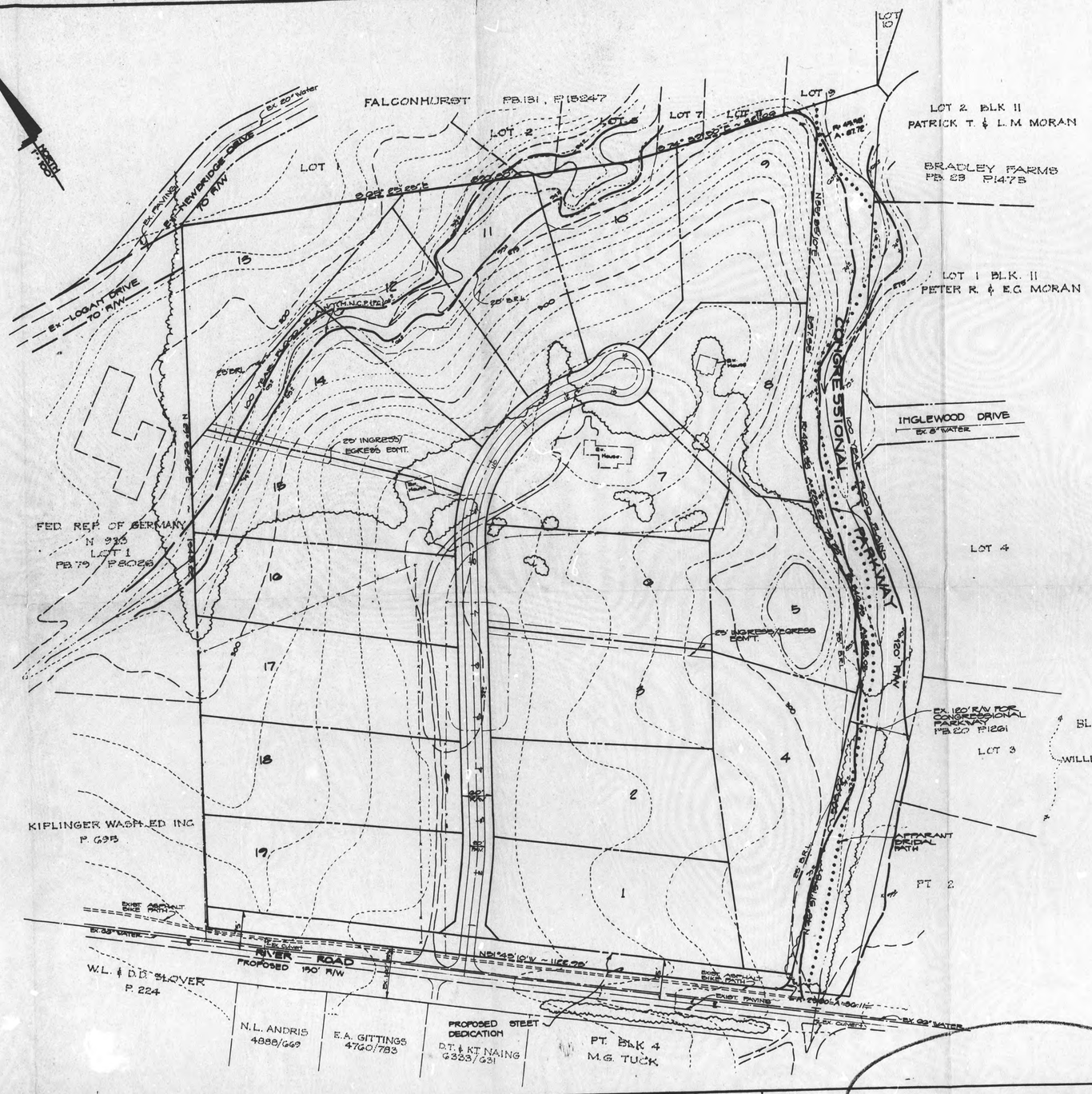
✓ Information and/or changes not sufficient. Continue to hold until following information/revisions are provided:

#1) Note #8 needs to be revised. Floodplain information on lots 10 thru 15 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 ~~for~~ 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.

ANSI A 9 10 11 B
amtec



GENERAL NOTES

1. The area of the site is 42.49 Acres.
2. The existing zone is RE-2
3. Topography is from M.N.C.P. & P.C.
4. Boundary information is from available land records.
5. 19 Lots are proposed by this plan. Minimum size - 2 acres.
6. Minimum setbacks - From Street - 50'
   Side - 17' (sum of both 35'
   Rear - 35'
7. Water and Sewer Categories are W-1 & S-1
8. Flood plain information is from M.N.C.P. & P.C. Map 23 Cabin John Branch.

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon conforms with the Montgomery County Subdivision Regulations as adopted October 1961 and as amended thereafter. Boundary information was obtained from the land records of Montgomery County Maryland and topographic data was obtained from the M.N.C.P. and P.C.

Date 5-29-87

OWNER/DEVELOPER
CROVELL & BAKER
162 ROLLING AVENUE
ROCKVILLE, MARYLAND 20852
TEL. (301) 770-8830

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LOIEDERMAN ASSOCIATES, Inc.
ENGINEERS, PLANNERS, SURVEYORS
15200 Shady Grove Road, Rockville, Maryland 20850, (301) 948-2750
4479 Forbes Boulevard, Lanham, Maryland 20706, (301) 794-7555

Designed	J.D.
Drafted	N.A.H.
Checked	K.V.C.
Proj. Engineer	D.E.L.
Reviewed	
DATE	MAY 29, 1987

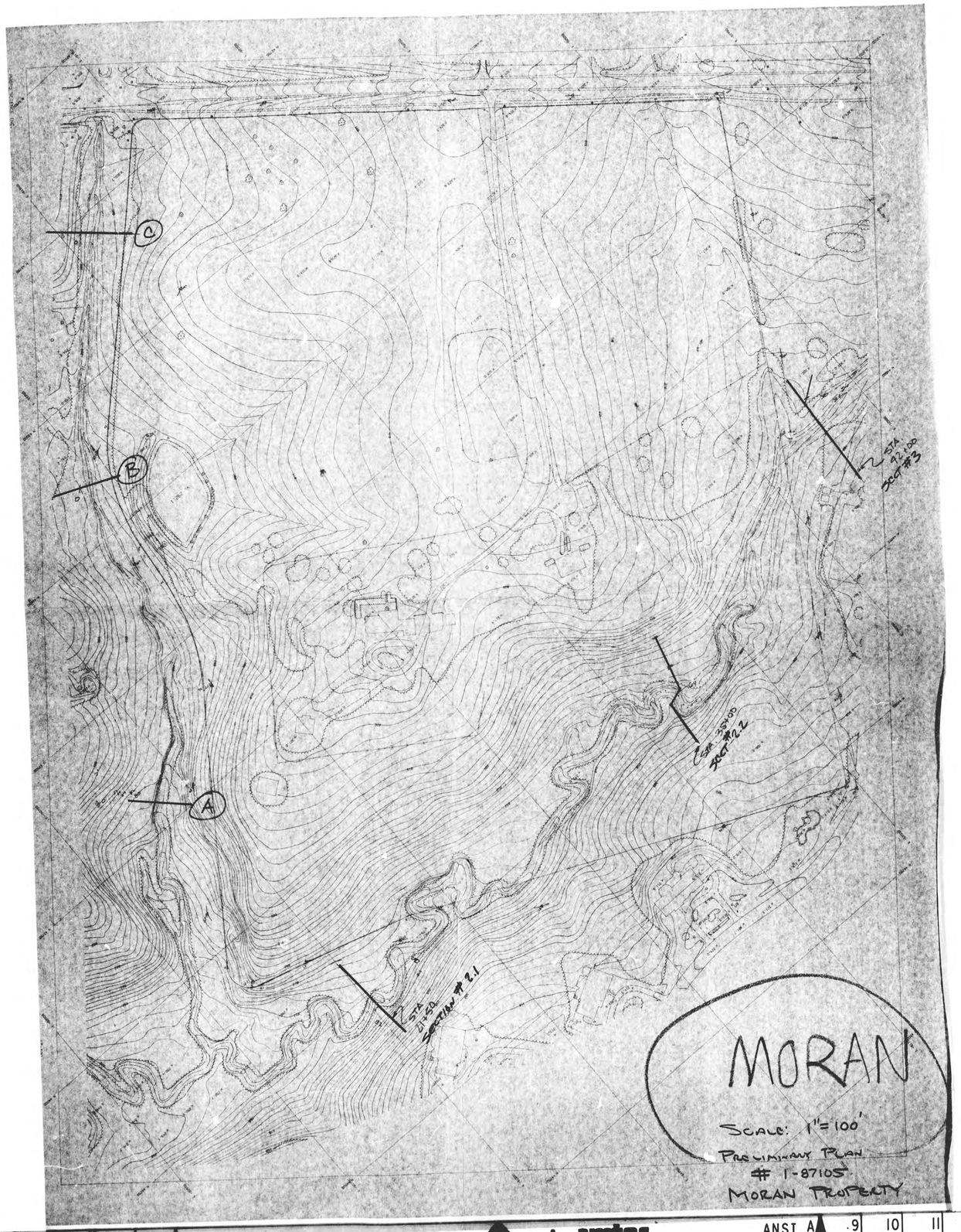
NO.	REVISIONS	BY	DATE

PRELIMINARY PLAN

MORAN PROPERTY

10th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE 1"=100'
SHEET 1 OF 1 SHEETS
JOB NO 85-86-04

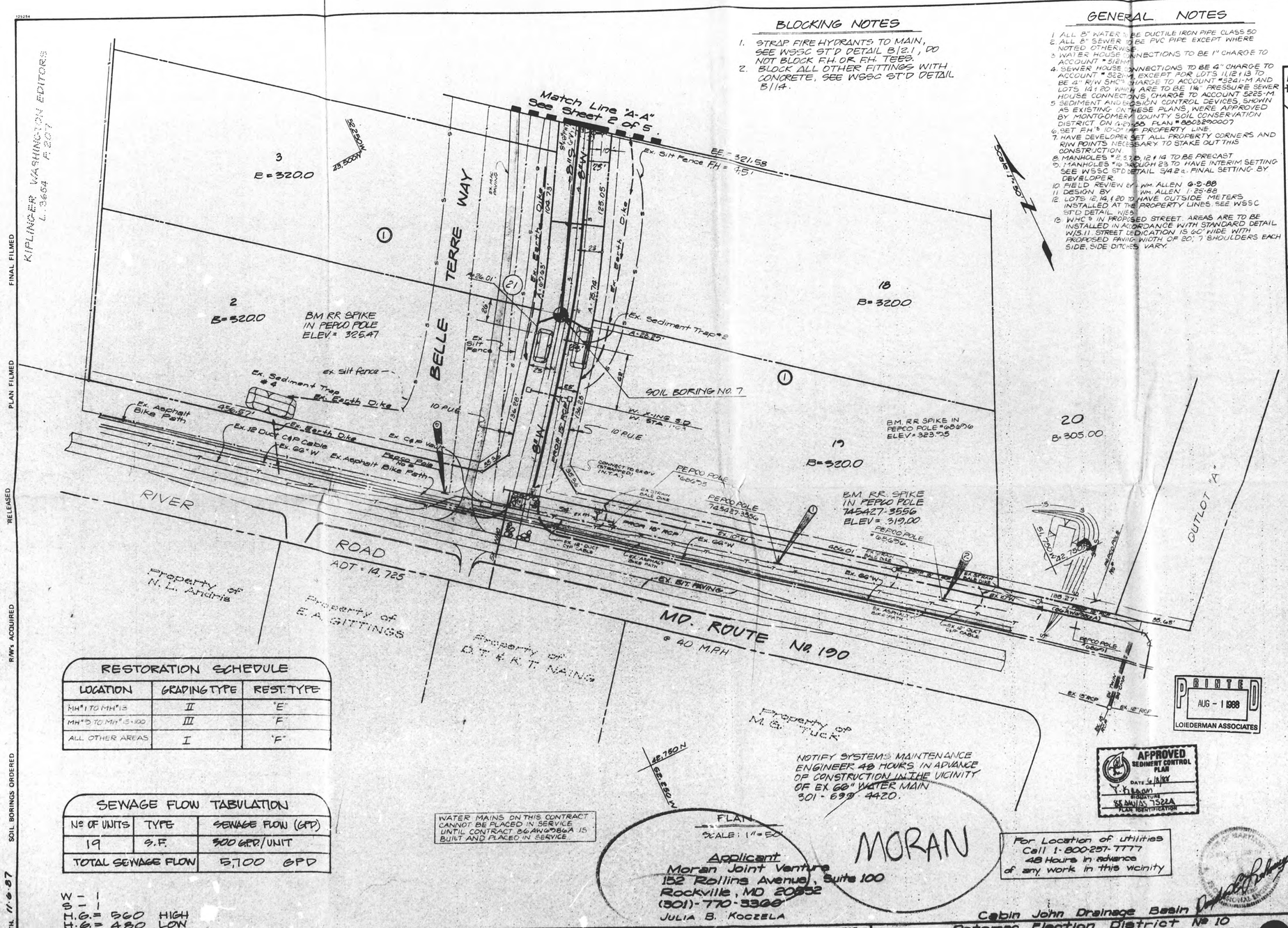

C
B
A
STA 42+00
SECT #3
STA 35+00
SECT #2.2
STA 21+50
SECTION #2.1
MORAN
SCALE: 1"=100'
PRELIMINARY PLAN
1-87105
MORAN PROPERTY

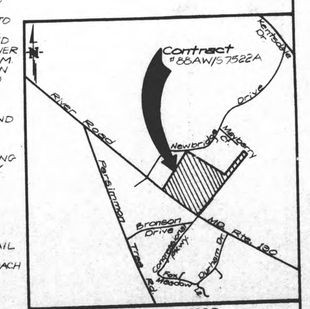
BLOCKING NOTES

1. STRAP FIRE HYDRANTS TO MAIN, SEE WSSC ST'D DETAIL B|2.1, DO NOT BLOCK F.H. OR F.H. TEES.
2. BLOCK ALL OTHER FITTINGS WITH CONCRETE, SEE WSSC ST'D DETAIL B|14.

GENERAL NOTES

1. ALL 8" WATER TO BE DUCTILE IRON PIPE CLASS 50
2. ALL 8" SEWER TO BE PVC PIPE EXCEPT WHERE NOTED OTHERWISE.
3. WATER HOUSE CONNECTIONS TO BE 1" CHARGE TO ACCOUNT #5281-M
4. SEWER HOUSE CONNECTIONS TO BE 4" CHARGE TO ACCOUNT #5221-M, EXCEPT FOR LOTS 11,12 & 13 TO BE 4" R/W SHC'S CHARGE TO ACCOUNT #5241-M AND LOTS 14 & 20 WHICH ARE TO BE 1½" PRESSURE SEWER HOUSE CONNECTIONS, CHARGE TO ACCOUNT 5225-M.
5. SEDIMENT AND EROSION CONTROL DEVICES, SHOWN AS EXISTING ON THESE PLANS, WERE APPROVED BY MONTGOMERY COUNTY SOIL CONSERVATION DISTRICT ON 4-29-88. PLAN #8803290007
6. SET F.H.'S 10'-0" FROM PROPERTY LINE
7. HAVE DEVELOPER SET ALL PROPERTY CORNERS AND R/W POINTS NECESSARY TO STAKE OUT THIS CONSTRUCTION
8. MANHOLES #2, 5, 7, 10, 12 & 14 TO BE PRECAST
9. MANHOLES #16 THROUGH 23 TO HAVE INTERIM SETTING SEE WSSC STD DETAIL 5.4.2 a. FINAL SETTING BY DEVELOPER.
10. FIELD REVIEW BY WM. ALLEN 6-8-88
11. DESIGN BY WM. ALLEN 1-25-88
12. LOTS 12, 14 & 20 TO HAVE OUTSIDE METERS INSTALLED AT THE PROPERTY LINES. SEE WSSC STD DETAIL W15.1
13. WHERE IN PROPOSED STREET, AREAS ARE TO BE INSTALLED IN ACCORDANCE WITH STANDARD DETAIL W15.11. STREET DEDICATION IS 60' WIDE WITH PROPOSED PAVING WIDTH OF 20', 7' SHOULDERS EACH SIDE, SIDE DITCHES VARY.





VICINITY MAP
Scale: 1" = 2,000'

Mont. CO. MAP PAGE 57 GRID C-1

DATE	REVISIONS

PERMIT REQUIREMENTS

FOREST & PARKS	NOT	REQ'D
WATERWAY	IS	REQ'D
M.N.C.P & P.C.	NOT	REQ'D
PUBLIC UTILITY	NOT	REQ'D
STATE HGWY. ADM.	IS	REQ'D
STATE BD. HEALTH	IS	REQ'D
MONTGOMERY CO.	IS	REQ'D
SED. CONTROL	IS	REQ'D
BLD'G PERMIT	NOT	REQ'D
CORPS	IS	REQ'D

AS BUILT DATA

CONTRACT NO.
CONTRACTOR
INSPECTOR
L & G
DATE STARTED
DATE COMPLETED
TYPE PIPE W.
TYPE MANHOLES
DATE FINALED
FINALED BY

BUREAU OF PLANNING & DESIGN

DATE — DIVISION HEAD

SECTION

DATE — SECTION HEAD

DR.	CK.	EXAMINED FOR	
WATER	SEWER	STORM SEWERS	
88AW JOB NO. 88AS		R/W REQ'D	
7522A	7522A	OTHER UTILITIES	

CONTRACT 88AW/S 7522 A

50's 22 NW 17-1; 22 NW 18-12A; 25 NW 17-3, 25 NW 18-4 — NO. 1 OF 3

200's 21 & 21a NW 3

Falconhurst 6-28-88

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APPROVED SEDIMENT CONTROL PLAN DATE 6/8/88 SIGNATURE SS MAIN/S 7522A PLAN IDENTIFICATION

RESTORATION SCHEDULE

LOCATION	GRADING TYPE	REST. TYPE
MH #1 TO MH #13	II	"E"
MH #3 TO MH #15-100	III	"F"
ALL OTHER AREAS	I	"F"

SEWAGE FLOW TABULATION

No. OF UNITS	TYPE	SEWAGE FLOW (GPD)
19	S.F.	300 GPD/UNIT
TOTAL SEWAGE FLOW		5,700 GPD

W - 1
S - 1
H.G. = 360 HIGH
H.G. = 480 LOW

WATER MAINS ON THIS CONTRACT CANNOT BE PLACED IN SERVICE UNTIL CONTRACT 86AW/S 86A IS BUILT AND PLACED IN SERVICE.

NOTIFY SYSTEMS MAINTENANCE ENGINEER 48 HOURS IN ADVANCE OF CONSTRUCTION IN THE VICINITY OF EX. 66" WATER MAIN 301-699-4420.

PLAN
SCALE: 1" = 50'

MORAN

Applicant
Moran Joint Venture
152 Rollins Avenue, Suite 100
Rockville, MD 20852
(301)-770-3366
JULIA B. KOCZELA

For Location of Utilities Call 1-800-257-7777 48 Hours in advance of any work in this vicinity

Cabin John Drainage Basin
Potomac Election District No. 10
Water and Sewer Extensions
BELLE TERRE WAY
FALCONHURST SUBDIVISION

WASHINGTON SUBURBAN SANITARY COMMISSION

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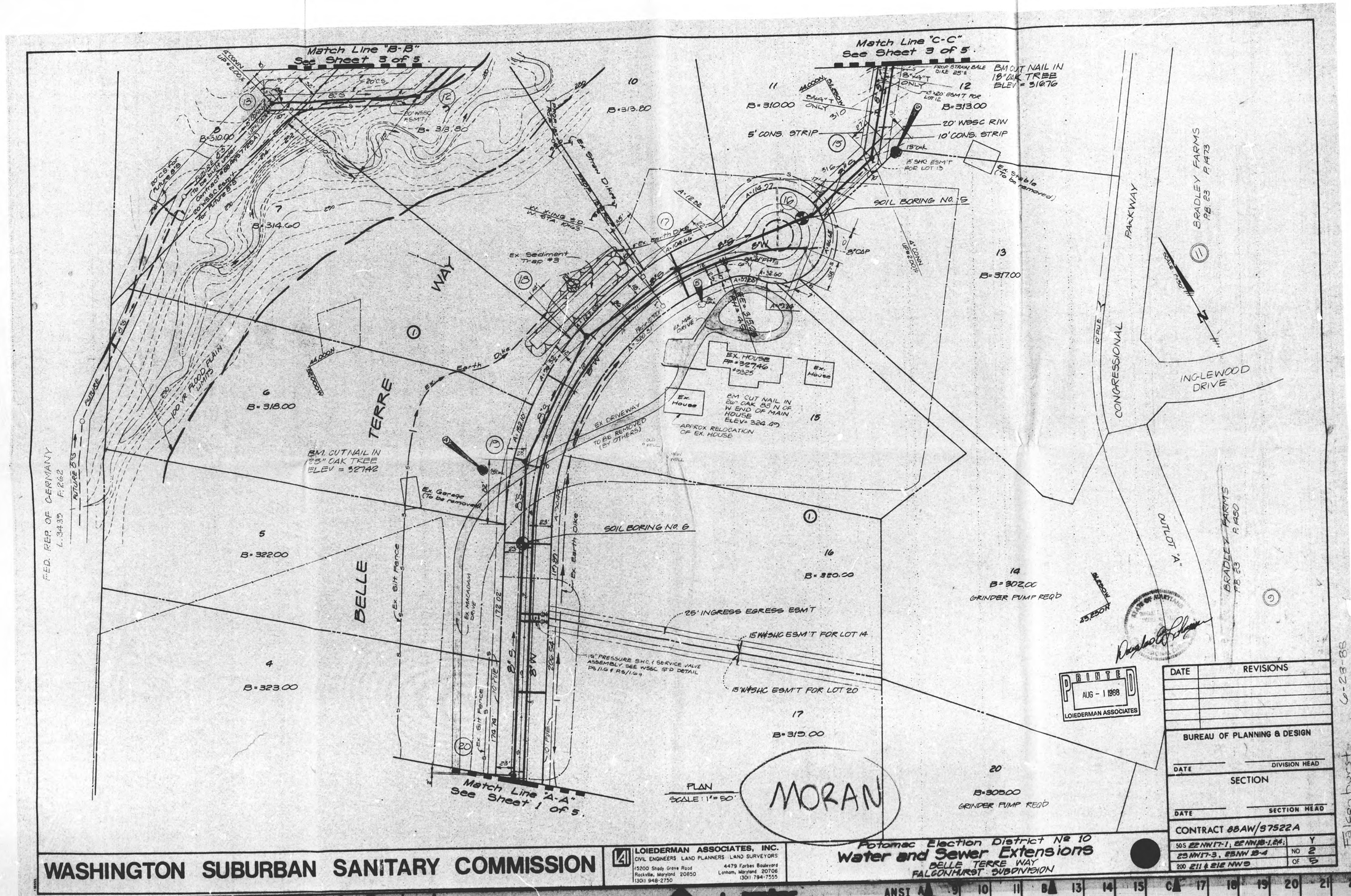
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
15200 Shady Grove Road, Rockville, Maryland 20850, (301) 948-2750
4479 Forbes Boulevard, Lanham, Maryland 20706, (301) 794-7555

FINAL FILMED — PLAN FILMED — RELEASED — R/W's ACQUIRED — SOIL BORINGS ORDERED — JOB AUTH. 11-6-87

LOIEDERMAN ASSOCIATES
L. 3654 F. 207


Match Line "B-B"
See Sheet 3 of 5.
Match Line "C-C"
See Sheet 3 of 5.
Match Line "A-A"
See Sheet 1 of 5.
BELLE TERRE WAY
CONGRESSIONAL PARKWAY
INGLEWOOD DRIVE
BRADLEY FARMS P.B. 23 P.473
BRADLEY FARMS P.B. 23 P.450
OUTLOT "A"
FED. REP. OF GERMANY L.3435 F.262
100 YR FLOOD PLAIN LIMITS
Ex. Sediment Trap #3
Ex. Earth Dike
Ex. Silt Fence
Ex. Garage (To be removed)
Ex. House
EX. HOUSE FF=327.46 #9325
APPROX RELOCATION OF EX. HOUSE
EX. DRIVEWAY TO BE REMOVED (BY OTHERS)
BM. CUT NAIL IN 23" OAK TREE ELEV = 327.42
BM CUT NAIL IN 26" OAK 85' N OF W END OF MAIN HOUSE ELEV= 324.49
BM CUT NAIL IN 18" OAK TREE ELEV = 316.76
SOIL BORING NO. 5
SOIL BORING NO. 6
Ex. Stable (To be removed)
20' WSSC R/W
10' CONS. STRIP
5' CONS. STRIP
25' INGRESS EGRESS ESM'T
15' W&SHC ESM'T FOR LOT 14
15' W&SHC ESM'T FOR LOT 20
1½" PRESSURE S.H.C. SERVICE VALVE ASSEMBLY, SEE WSSC STD DETAIL PS.11.6 & PS.11.6.9
GRINDER PUMP REQ'D
B=310.00
B=313.80
B=314.60
B=318.00
B=322.00
B=323.00
B=313.00
B=317.00
B=320.00
B=315.00
B=302.00
B=305.00
PLAN
SCALE: 1"=50'
MORAN
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DATE REVISIONS
BUREAU OF PLANNING & DESIGN
DATE DIVISION HEAD
SECTION
DATE SECTION HEAD
CONTRACT 88AW/97522A
50S 22NW17-1, 22NW18-1,24; 25NW17-3, 25NW 23-4
200 211 & 212 NW9
NO 2 OF 5
WASHINGTON SUBURBAN SANITARY COMMISSION
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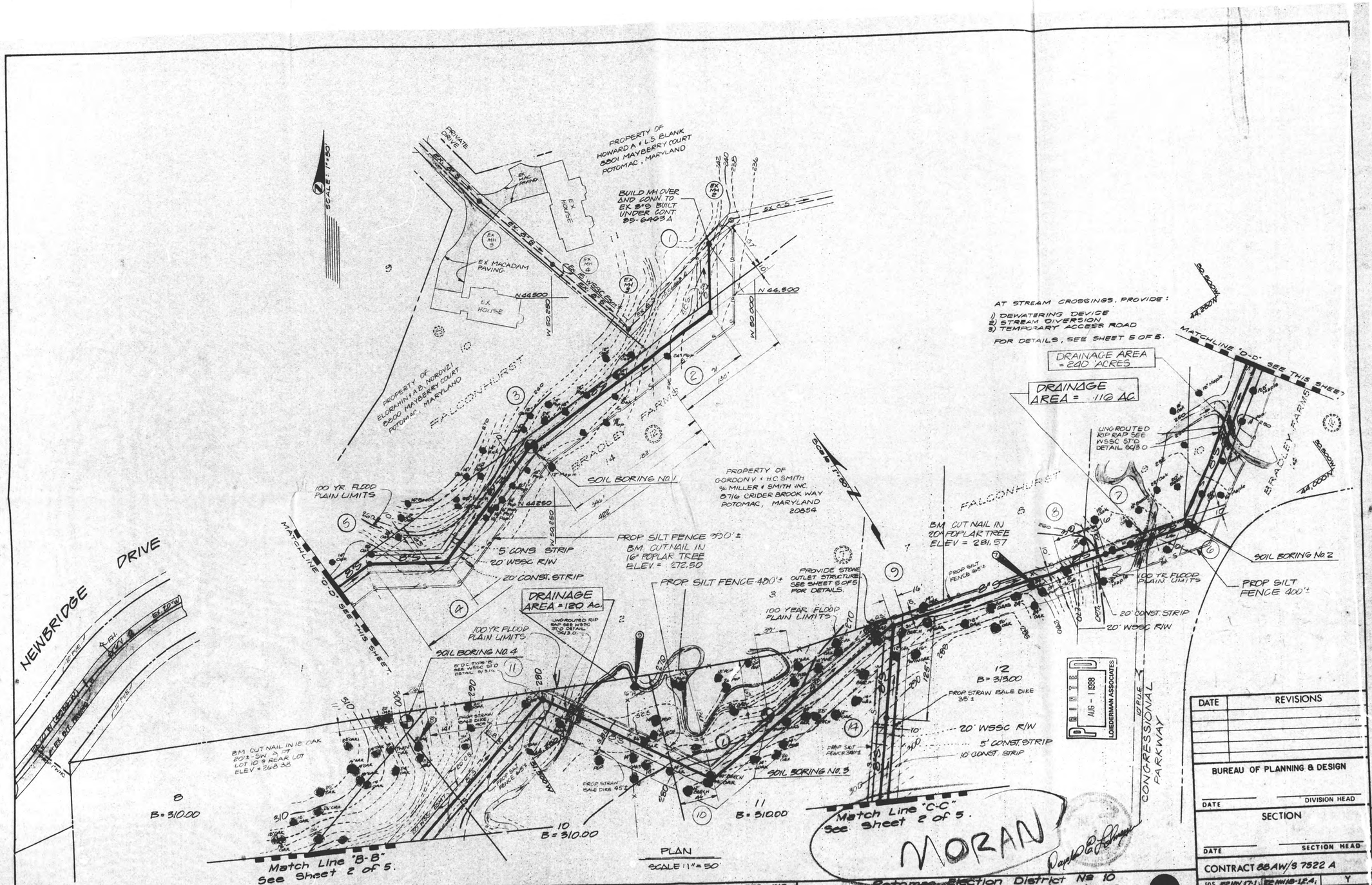
4479 Forbes Boulevard Lanham, Maryland 20706 (301) 794-7555
Potomac Election District No 10
Water and Sewer Extensions
BELLE TERRE WAY
FALCONHURST SUBDIVISION
Falconhurst
6-23-88


SCALE: 1"=50'
PRIVATE DRIVE
PROPERTY OF HOWARD A & L.S. BLANK 8001 MAYBERRY COURT POTOMAC, MARYLAND
BUILD MH OVER AND CONN. TO EX. SIO BUILT UNDER CONT. 85-6403 A
EX. MAC. PAVING
EX. HOUSE
EX. MH 3
EX. MH 4
EX. MH 5
EX. MH 6
EX. MACADAM PAVING
N 44,500
W 50,250
W 50,000
PROPERTY OF ELORAHIN A.B. NOROUZI 8000 MAYBERRY COURT POTOMAC, MARYLAND
FALCONHURST
BRADLEY FARMS
SOIL BORING NO. 1
PROPERTY OF GORDON V. & H.C. SMITH % MILLER & SMITH INC. 8716 CRIDER BROOK WAY POTOMAC, MARYLAND 20854
100 YR FLOOD PLAIN LIMITS
N 44250
W 50,250
PROP SILT FENCE 950'±
BM CUT NAIL IN 16" POPLAR TREE ELEV = 272.50
5' CONS STRIP
20' WSSC R/W
20' CONST. STRIP
MATCHLINE "D-D" SEE THIS SHEET
DRAINAGE AREA = 120 Ac.
PROP SILT FENCE 400'±
PROVIDE STONE OUTLET STRUCTURE. SEE SHEET 5 OF 5 FOR DETAILS.
100 YEAR FLOOD PLAIN LIMITS
SOIL BORING NO. 4
UNGROUTED RIP RAP SEE WSSC STD DETAIL 6.13.0
NEWBRIDGE DRIVE
BM CUT NAIL IN 18" OAK 20'± SW ∆ OF LOT 10 & REAR LOT ELEV = 268.38
B
B = 310.00
PROP STRAW BALE DIKE 45'±
MATCHLINE "B-B"
Match Line "B-B" See Sheet 2 of 5.
PROP SILT FENCE 340'±
SOIL BORING NO. 3
10
B = 310.00
11
B = 310.00
PLAN
SCALE: 1" = 50'
AT STREAM CROSSINGS, PROVIDE:
1) DEWATERING DEVICE
2) STREAM DIVERSION
3) TEMPORARY ACCESS ROAD
FOR DETAILS, SEE SHEET 5 OF 5.
DRAINAGE AREA = 240 ACRES
DRAINAGE AREA = 116 AC.
UNGROUTED RIP RAP SEE WSSC STD DETAIL 6.13.0
BM CUT NAIL IN 20" POPLAR TREE ELEV = 281.57
SOIL BORING NO. 2
100 YR FLOOD PLAIN LIMITS
PROP SILT FENCE 400'±
20' CONST. STRIP
20' WSSC R/W
12
B = 313.00
PROP STRAW BALE DIKE 35'±
20' WSSC R/W
5' CONST. STRIP
10' CONST. STRIP
PROP SILT FENCE 380'±
MATCHLINE "D-D" SEE THIS SHEET
Match Line "C-C" See Sheet 2 of 5.
CONGRESSIONAL PARKWAY
LOIEDERMAN ASSOCIATES
AUG - 1 1988
MORAN
Potomac Election District No 10
Water and Sewer Extensions
BELLE TERRE WAY
FALCONHURST SUBDIVISION
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SECTION HEAD
CONTRACT 88AW/S 7522 A
50S 22NW17-1, 22NW18-12.4,
25NW17-3, 25NW18-4
200 211 & 212 NW 5
NO 3
OF 5
Falconhurst 6-28-88