



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**M E M O R A N D U M**

**DATE:** September 13, 2002  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for September 19, 2002.

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Attached are copies of plan drawings for Items #10, #11, #12, #13, #14. These subdivision items are scheduled for Planning Board consideration on September 19, 2002. The items are further identified as follows:

- Agenda Item #10 - Preliminary Plan 1-03001  
Huntington Terrace
- Agenda Item #11 - Preliminary Plan 1-02070  
Goshen Estates, Parcel 646
- Agenda Item #12 - Pre-Preliminary Plan 7-02053  
Addition Hollinridge
- Agenda Item #13 - Preliminary Plan 1-02118  
Randolph Farms
- Agenda Item #14 - Preliminary Plan 1-03012  
Silver Spring Metro Center

Attachment

VICINITY MAP FOR  
**HUNTINGTON TERRACE (1-03001)**



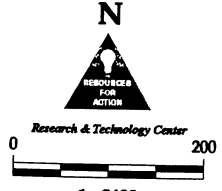
Map compiled on July 16, 2002 at 9:56 AM | Site located on base sheet no - 211NW06

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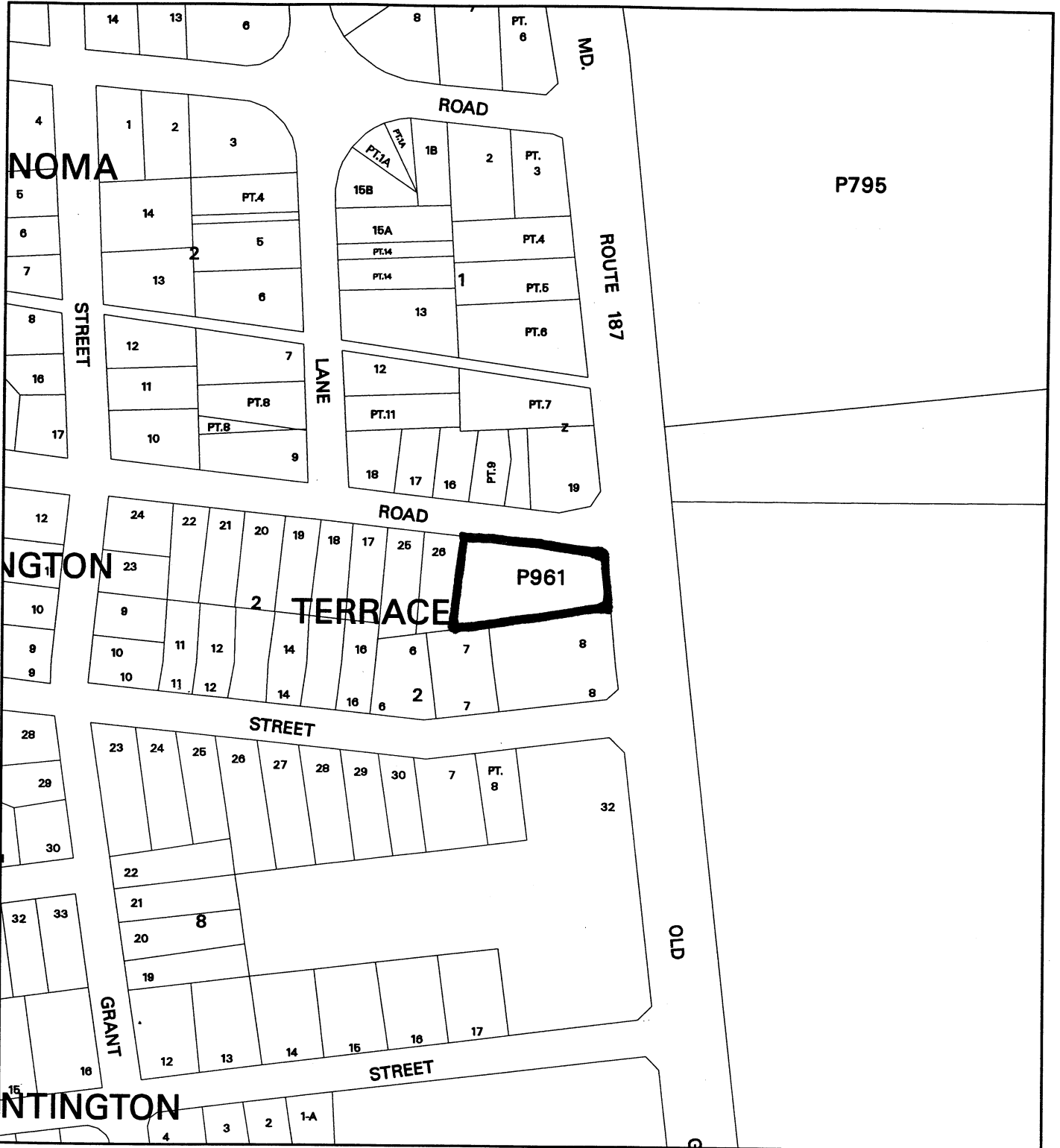
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. Copyright 1998



VICINITY MAP FOR

# HUNTINGTON TERRACE (1-03001)



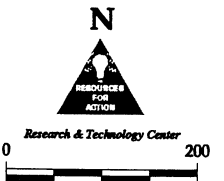
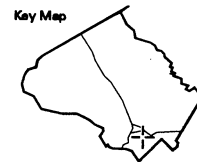
Map compiled on July 16, 2002 at 9:13 AM | Site located on base sheet no - 211NW05

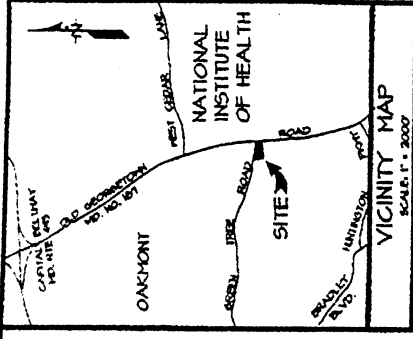
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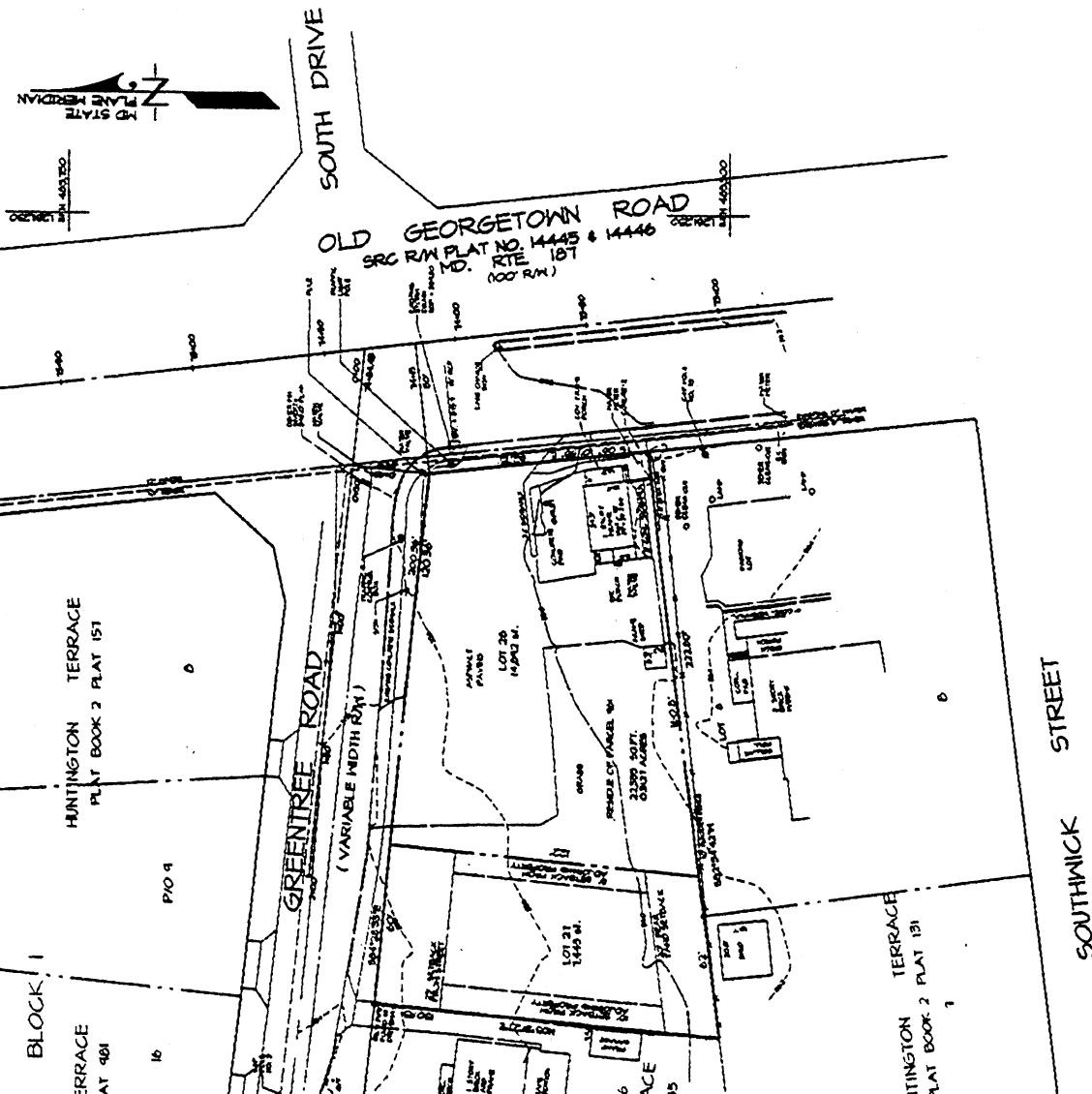




**GENERAL NOTES**

1. The subject property is located R-60.
2. The property was the subject of a Preliminary Plan Review (PT-020010).
3. The total number of lots is two, one for non-residential development and one for the construction of the National Commercial office.
4. The subject property is not part of an existing subdivision previously recorded in a plat book. Therefore, the criteria of Section 20-240.02 are not applicable.
5. All lot dimensions are scaled and are subject to change upon final compilation.
6. The total area of land shown herein is 223.28 ± sq. ft. or 0.0051 acre.
7. Boundary information shown herein was obtained from record plats and deeds. Topographic information was field work and prepared by the City of Washington.
8. The subject property appears on Parcel 144 on the map 1P18 ±.
9. All other rules and sewer systems to be utilized (category H1 and S1).
10. The subject property appears on Washington Suburban Sanitary Commission Sheets 24 N13.
11. There is no evidence of a cemetery on the subject property.
12. The Bethesda Community Survey, 2004 Old Georgetown Road is a historic structure located on the subject property (Historic Plan File 100/140).
13. The subject property is less than 40,000 square feet in area, therefore a small property exemption from the zoning code applies. The subject property is located on the subject property (Historic Plan File 100/140).
14. A preliminary subdivision plan was prepared and filed on June 11, 2003 to the Department of Planning and Zoning for lots 21 and 22. The subject property is less than 5,000 square feet and on Lot 20 no zoning or other land database data will occur.
15. Zoning Standards: Regulations governing one-family detached dwelling units.

Minimum lot area	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
Minimum lot width	60 feet	60 feet	60 feet
Minimum lot depth of existing lot	25 feet	0 feet	0 feet
No dwelling unit can be located on any lot less than	0 feet	0 feet	0 feet
Side yard setback	0 feet	0 feet	0 feet
Rear yard setback	20 feet	20 feet	20 feet
Setback from street	25 feet	25 feet	25 feet
Density of development per acre	3 dwelling units per acre	3 dwelling units per acre	100 dwelling units per acre



**PRELIMINARY PLAN OF SUBDIVISION**  
**LOTS 21 AND 28**  
**LAND OF**  
**GREENTREE ASSOCIATES, LLC**