

Item # 11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

**DATE:** January 17, 2003  
**TO:** Montgomery County Planning Board  
**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587  
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for January 23, 2003.

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Attached are copies of plan drawings for Items #08 #10, #11. These subdivision items are scheduled for Planning Board consideration on January 23, 2003. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-03028  
Euro Motorcars Germantown

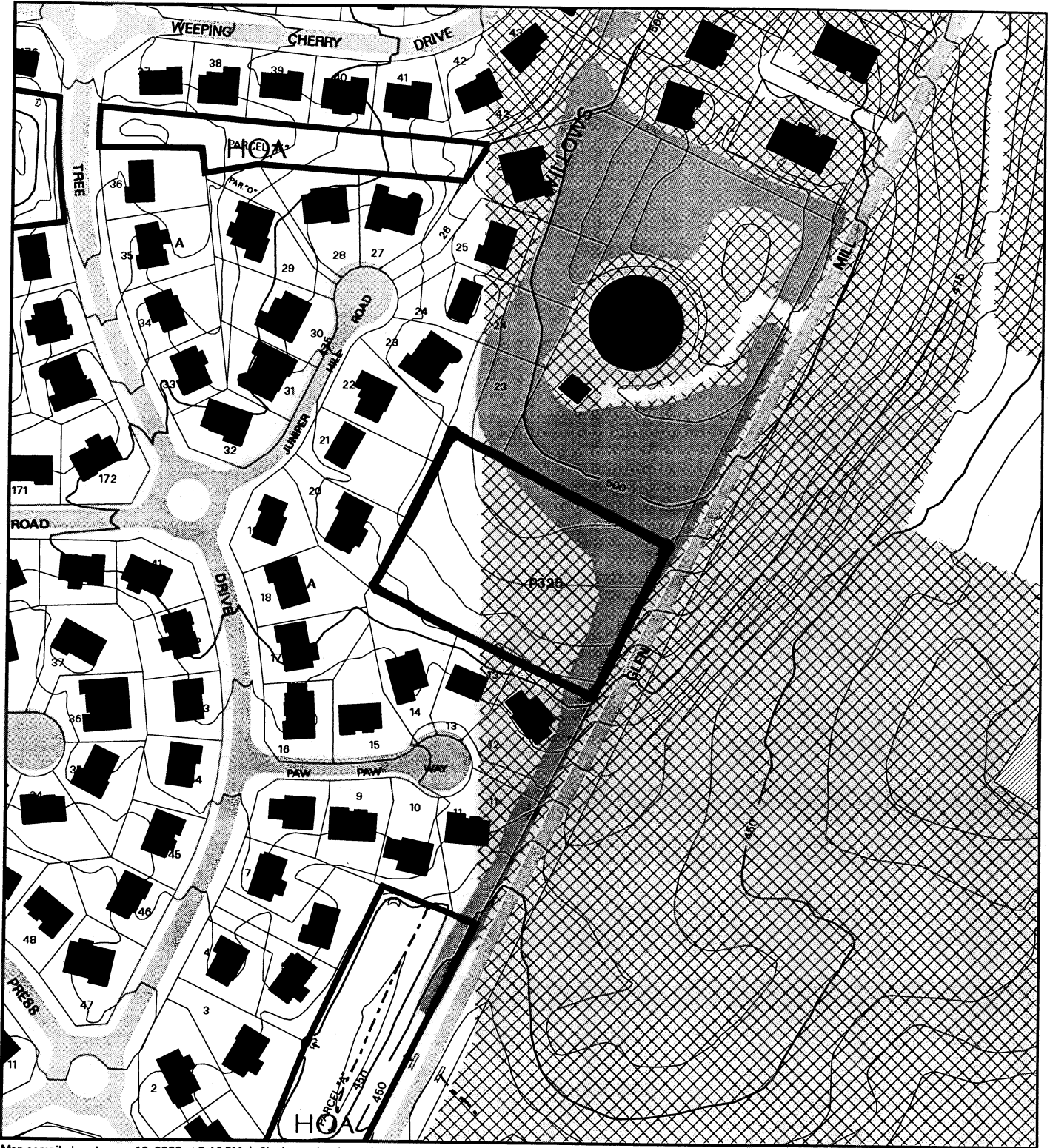
Agenda Item #10 - Preliminary Plan 1-03019  
Upper Seneca Crest

Agenda Item #11 - Preliminary Plan 1-01059  
Simmons Property

Attachment

VICINITY MAP FOR

# SIMMONS PROPERTY (1-01059)



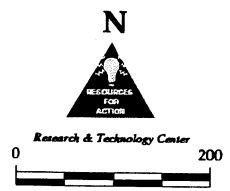
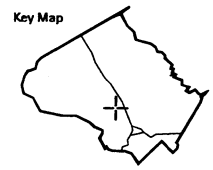
Map compiled on January 16, 2003 at 3:46 PM | Site located on base sheet no - 218NW09

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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.

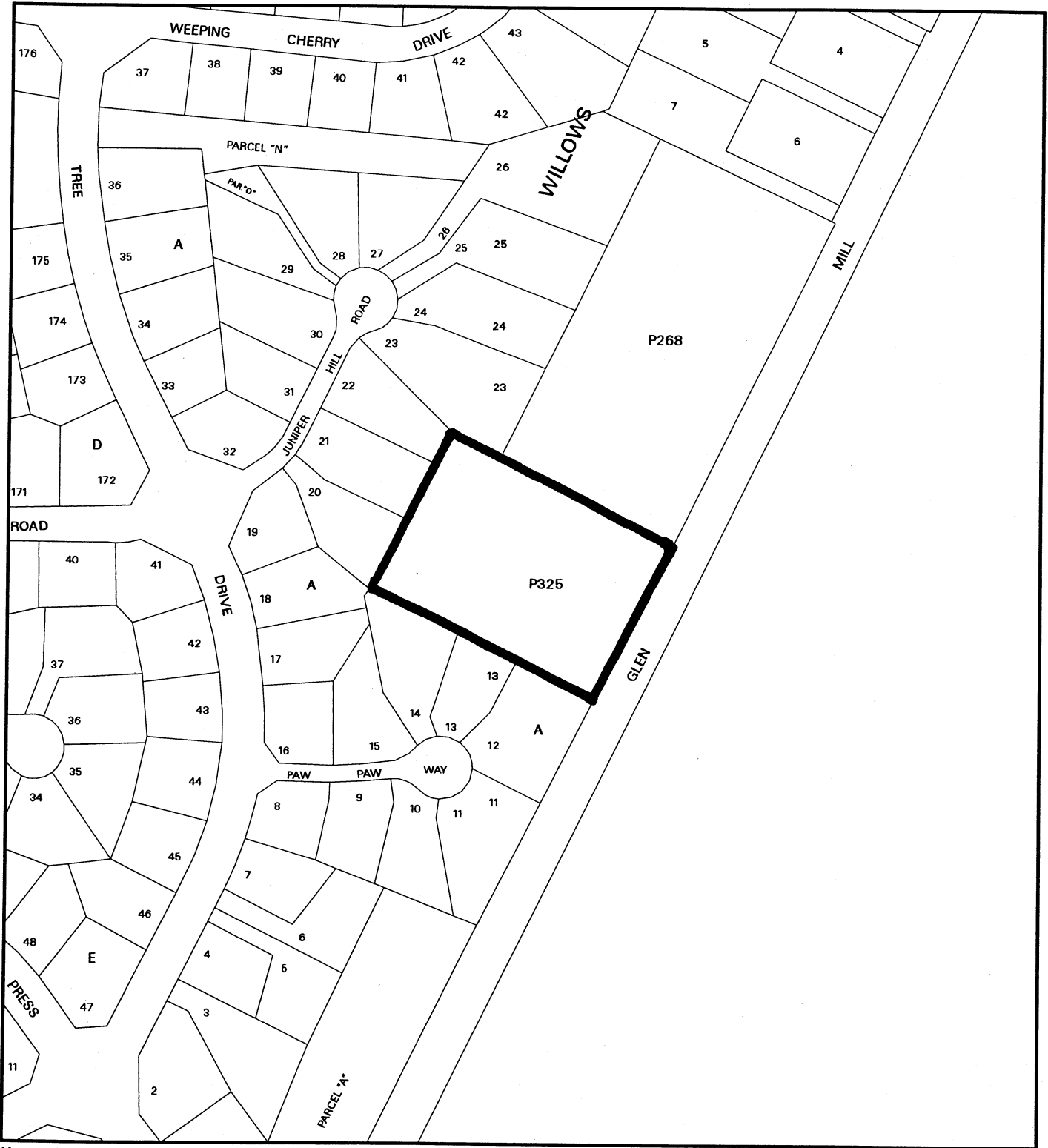
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area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



1 : 2400

VICINITY MAP FOR

# SIMMONS PROPERTY (1-01059)



Map compiled on January 16, 2003 at 3:42 PM | Site located on base sheet no - 218NW09

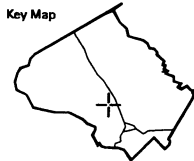
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Key Map



Research & Technology Center



1 : 2400

M-NCPPC

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



VICINITY MAP  
SCALE 1" = 2,000'

DEVELOPMENT STANDARDS (in-lot Development - 1 acre)

Minimum Area of Lot (Acres)	Minimum Front Setback (Feet)	Minimum Side Setback (Feet)	Minimum Rear Setback (Feet)	Minimum Lot Coverage (%)	Minimum Building Coverage (%)	Minimum Building Height (Feet)	Minimum Building Footprint (Sq. Ft.)	Minimum Building Footprint (Sq. Ft.)
0.25	10	5	5	10	10	10	1,000	1,000
0.50	15	10	10	15	15	15	2,000	2,000
1.00	20	15	15	20	20	20	4,000	4,000
2.00	30	20	20	30	30	30	8,000	8,000
3.00	40	30	30	40	40	40	12,000	12,000
4.00	50	40	40	50	50	50	16,000	16,000
5.00	60	50	50	60	60	60	20,000	20,000

GENERAL NOTES

- The plat is prepared for use in preparation to be used for the purpose of recording the same.
- Area shown on this plat is based on a survey conducted by the Surveyor General of Maryland, dated 10/15/1978.
- Boundary lines shown on this plat are based on a survey conducted by the Surveyor General of Maryland, dated 10/15/1978.
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PREPARED FOR:  
Belle Terre Development & Construction Co.  
3852 Hubbard Drive  
Baltimore, MD 21212  
Ph: 301-770-2582  
Fax: 301-770-2108

MD MAP PG-42 & PG-43  
REC 210 MAR 08 @ 10

PRELIMINARY PLAN OF SUBDIVISION

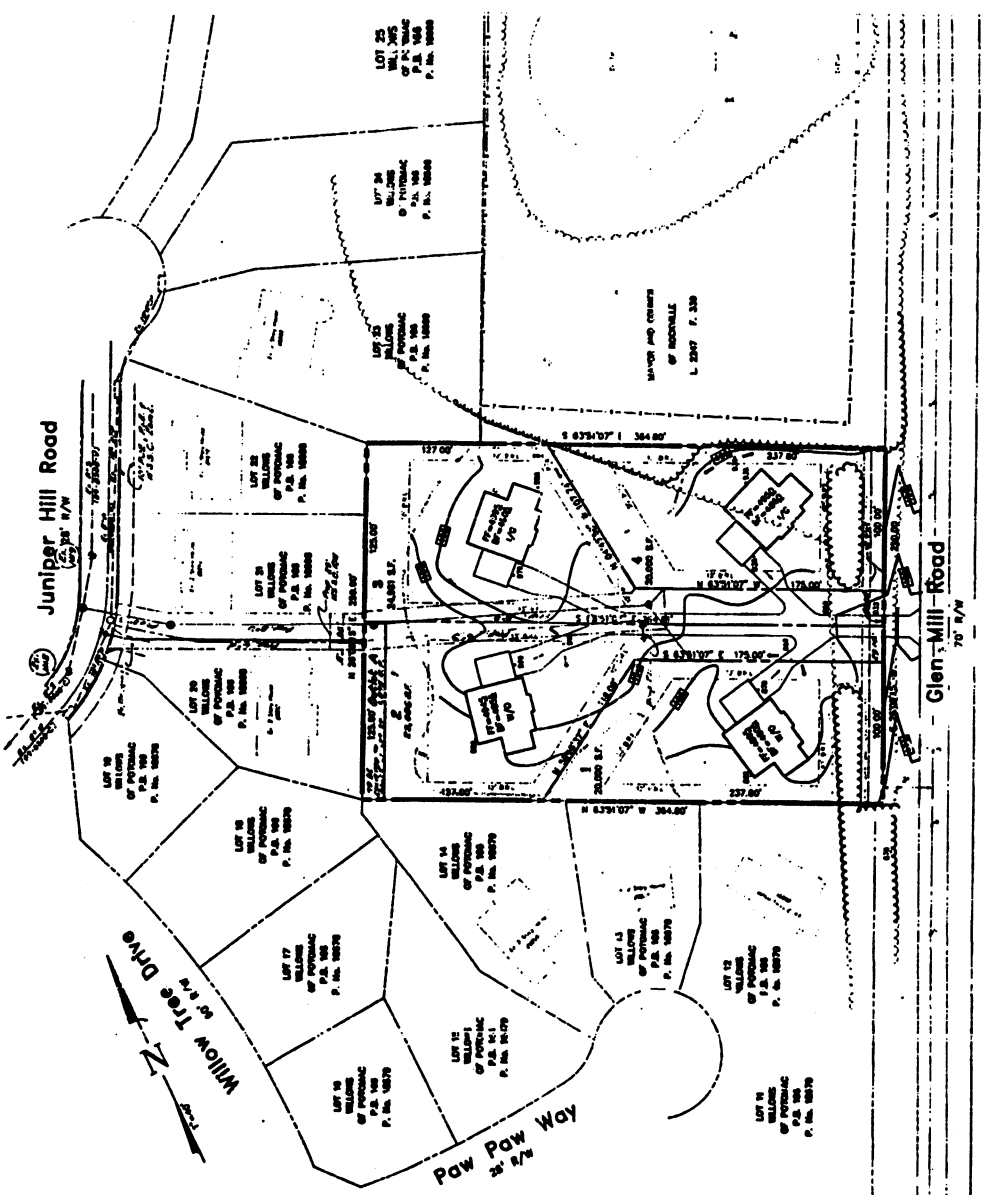
PARCEL 325

SIMMONS PROPERTY

L.6915 F.197

4TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

Maeris, Hendricks & Glascock, P.A.  
Engineers & Planners & Surveyors



MONTGOMERY COUNTY GIS  
PG. 08 P. 0408

GRAPHIC SCALE  
1" = 100'

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown herein is correct  
based on a survey conducted by me or under my supervision  
and that the same is in accordance with the laws  
and regulations of the State of Maryland.

Maeris, Hendricks & Glascock, P.A.  
Surveyors

March 2, 2008