

Item #7



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

M E M O R A N D U M

DATE: October 24, 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 October 30, 2003.

Attached are copies of plan drawings for Item #05, #06, and #07. These subdivision items are scheduled for Planning Board consideration on October 30, 2003. The items are further identified as follows:

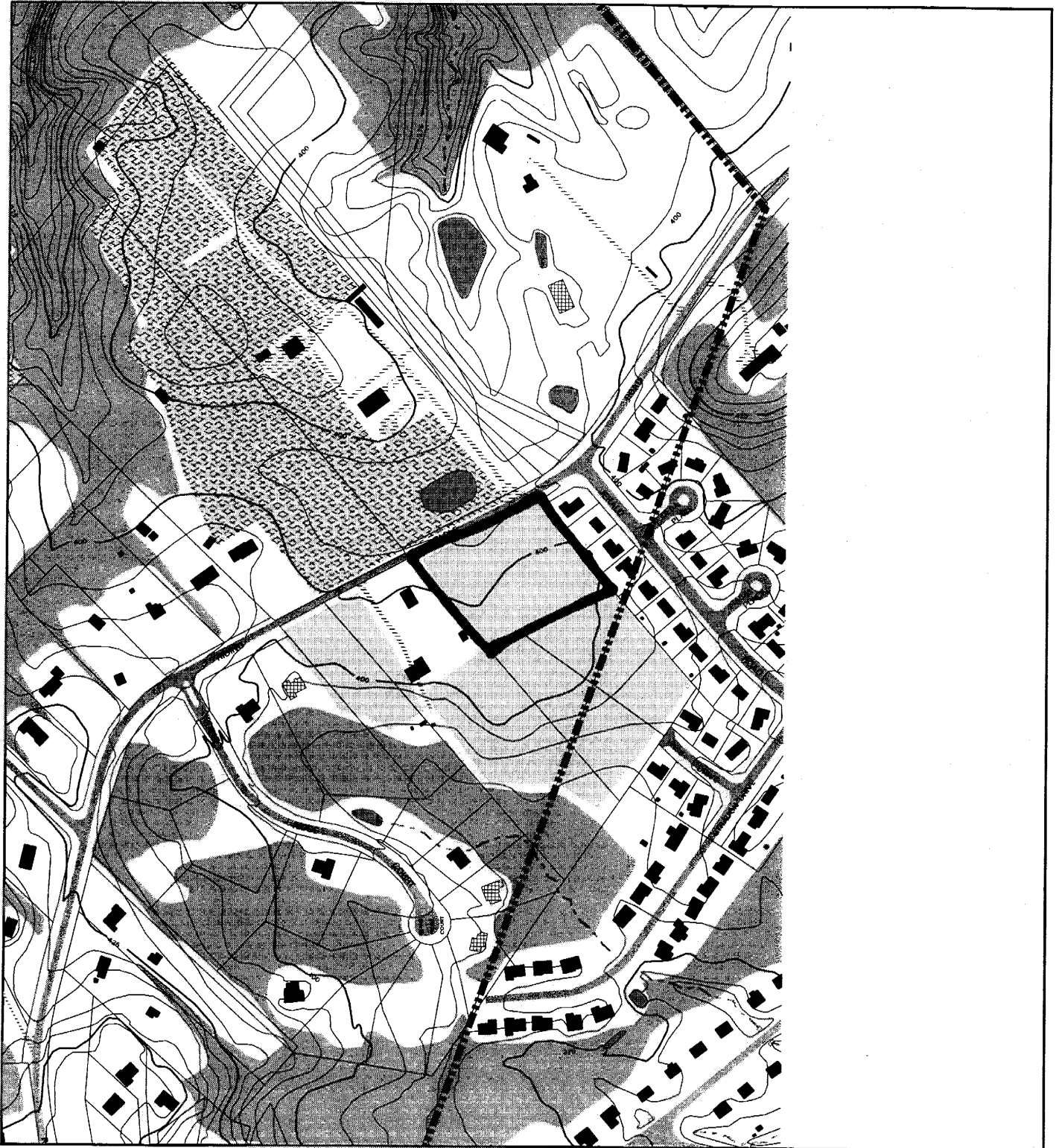
Agenda Item #05 -Preliminary Plan 1-03053
Silver Crest

Agenda Item #06 -Pre-Preliminary Plan 7-04008
Chevy Chase, Section 5C

Agenda Item #07 -Pre-Preliminary Plan 7-04007
Riding Stable Estate

Attachment

RIDING STABLE ESTATE (7-04007)



Map compiled on October 08, 2003 at 11:23 AM | Site located on base sheet no - 221NE05

NOTICE

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

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

Key Map



N



1 : 4800

RIDING STABLE ESTATE (7-04007)



Map compiled on October 08, 2003 at 11:26 AM | Site located on base sheet no - 221NE05

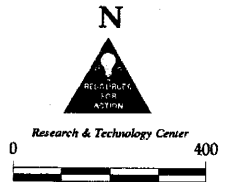
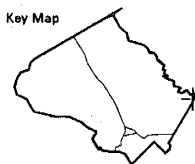
NOTICE

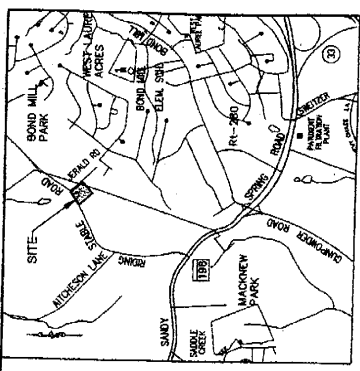
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Key Map





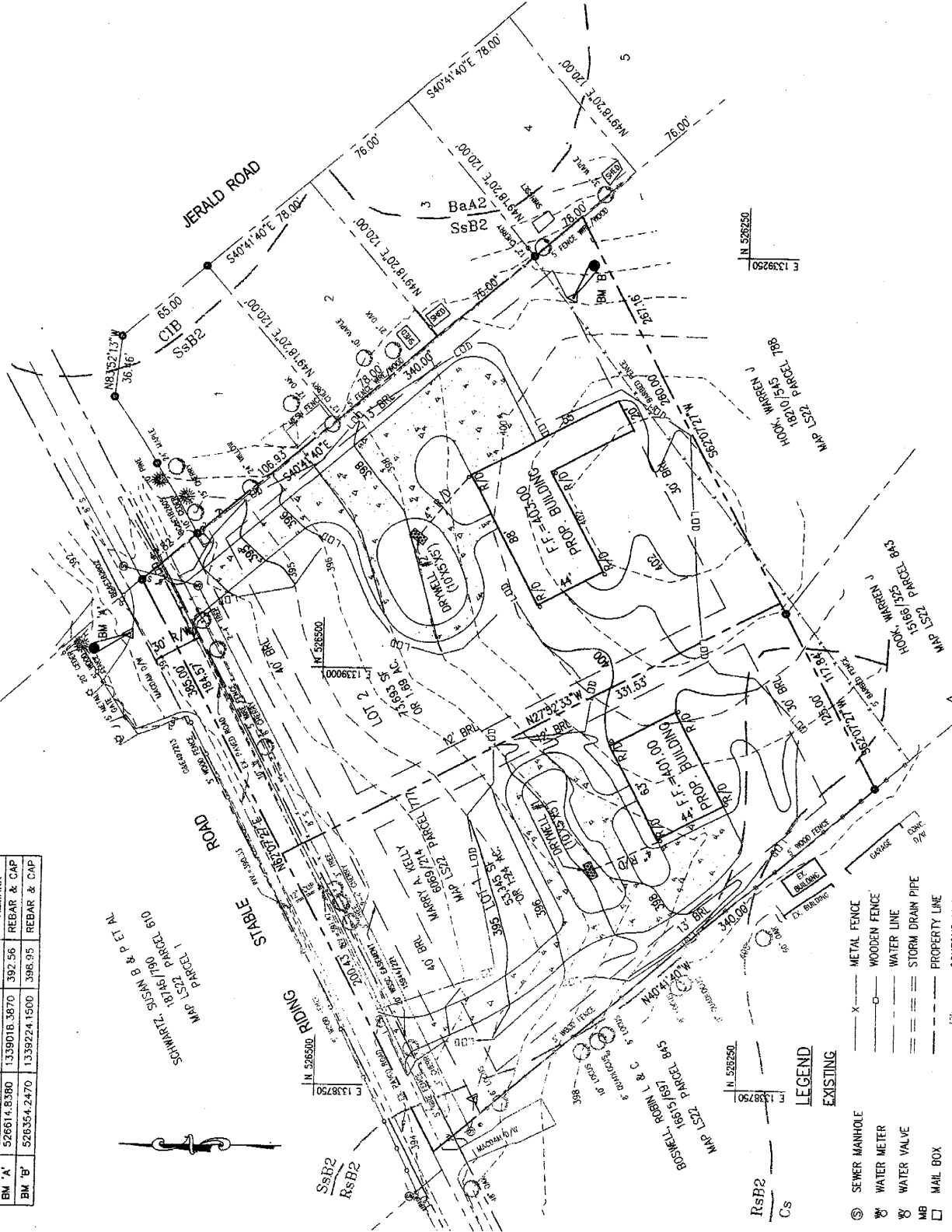
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. TOPOGRAPHY FIELD SHOT: NOVEMBER, 2002
2. ZONING: R-150
3. TAX MAP: LS22, PARCEL 777
4. LIBER/TDID: 6669/PA 4
5. ELECTION DISTRICT: 05
6. WSS: GRID: 221 HE: 5
7. M.C. STREET MAP: PAGE-32, GRID: J-1
8. TOTAL SITE AREA = 127638 SF OR 2.85 AC.
9. TOTAL FLOODPLAIN AREA = 0.0 AC.
10. TOTAL WETLAND AREA = 0.0 AC.
11. UNUSUAL LOT AREA: 20,000 SF
12. PROPOSED USE: SINGLE FAMILY DETACHED
13. PROPOSED NUMBER OF LOTS: 1 THRU: 2
14. FOR PUBLIC WATER SYSTEM
15. EXISTING W.S.S. WATER AND SEWER CATEGORIES:
16. SOIL CLASSIFICATION: B
17. EXISTING PROPERTY IS NOT IN 100 YEAR FLOOD PLAN AS PER FLOOD INSURANCE MAP PANEL # 240049 0200 B
18. SET BACK: FRONT: 40' SIDE: 12/25' REAR: 30'
19. ALLOWABLE LOT DENSITY = 2.60
20. PROPOSED LOT DENSITY = 0.60
21. STORMWATER MANAGEMENT CONCEPT APPROVAL # 206594.
22. SUBDIVISION IS BASED ON MINIMUM LOT SIZE.

BENCH MARKS

BM	N	E	ELEV.	REMARK
BM 'A'	526614.8380	1339018.3870	392.56	REBAR & CAP
BM 'B'	526354.2470	1339224.1500	396.95	REBAR & CAP



LEGEND

- EXISTING**
- ⊙ SEWER MANHOLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ MAIL BOX
 - ⊙ UTILITY POLE
 - METAL FENCE
 - WOODEN FENCE
 - WATER LINE
 - STORM DRAIN PIPE
 - PROPERTY LINE
 - CONTOUR LINE
 - SOIL BOUNDARY
- PROPOSED**
- CONCRETE DRIVE WAY
 - 400 — CONTOUR LINE

PRE-APPLICATION CONCEPT PLAN

PROJECT NO: 02-042
SCALE: 1"=40'
DATE: 08/15/03
DRAWN BY: JP
CHECKED BY: CCY

RIDING STABLE ESTATE
TAX MAP LS22, PARCEL 777
5th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

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