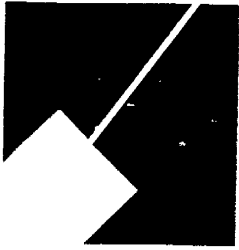


Item #8

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
301-495-4500, www.mncppc.org

MEMORANDUM

DATE: January 23, 2004
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 29, 2004.

Attached are copies of plan drawings for Item #05, #07, #08, #09 and #10. These subdivision items are scheduled for Planning Board consideration on January 29, 2004. The items are further identified as follows:

Agenda Item #05 -Preliminary Plan 1-60232A
Montrose Crossing

Agenda Item #07 -Preliminary Plan 1-03080
Ancient Oak West

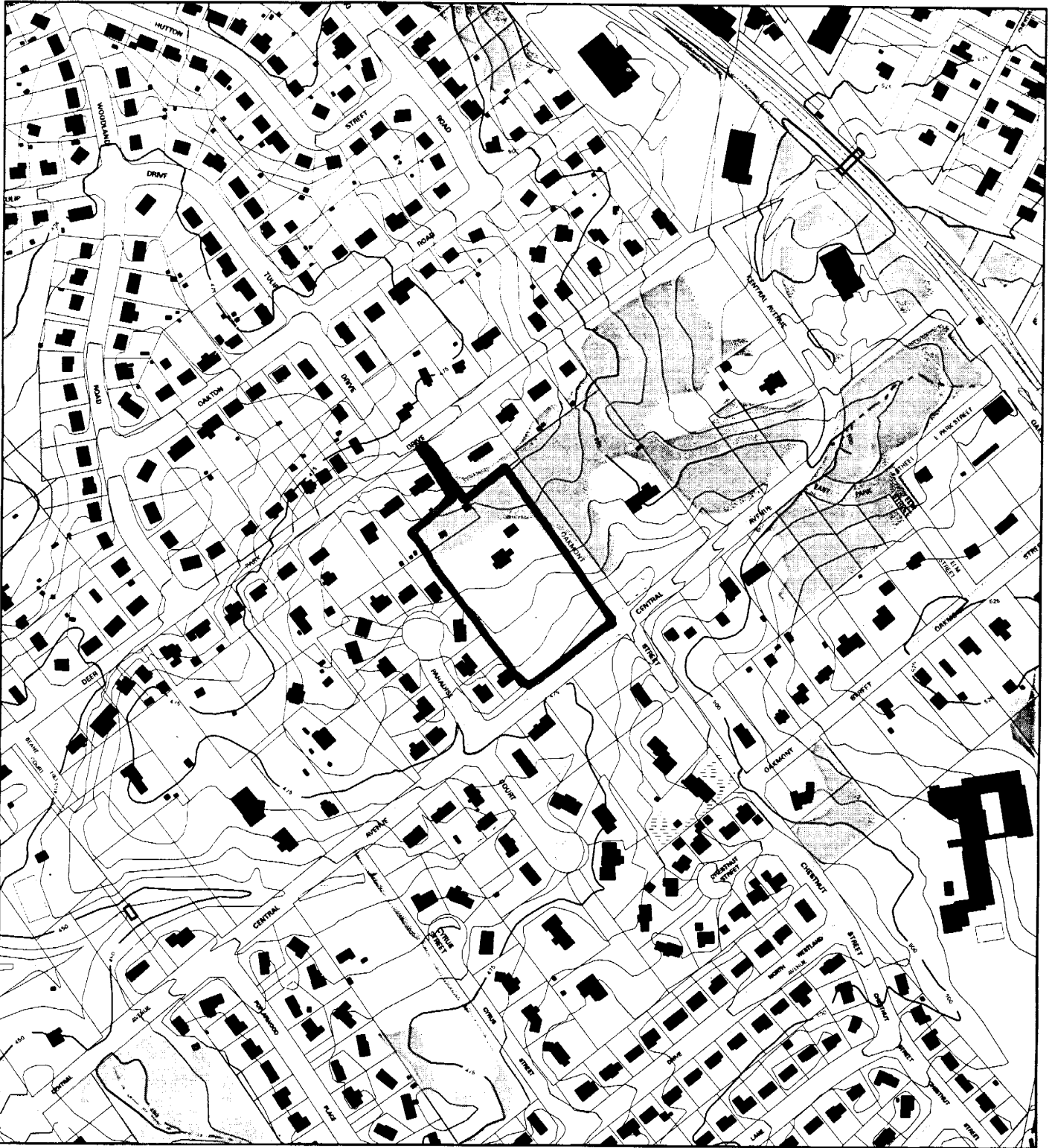
Agenda Item #08 -Preliminary Plan 1-02111
Four Chimney Estates

Agenda Item #09 -Preliminary Plan 1-04038
Liberty Grove

Agenda Item #10 -Pre-Preliminary Plan 7-04013
Chevy Chase Section 1A

Attachment

FOUR CHIMNEY ESTATES (1-02111)



Map compiled on January 22, 2004 at 2:39 PM | Site located on base sheet no - 223NW09

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland - National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

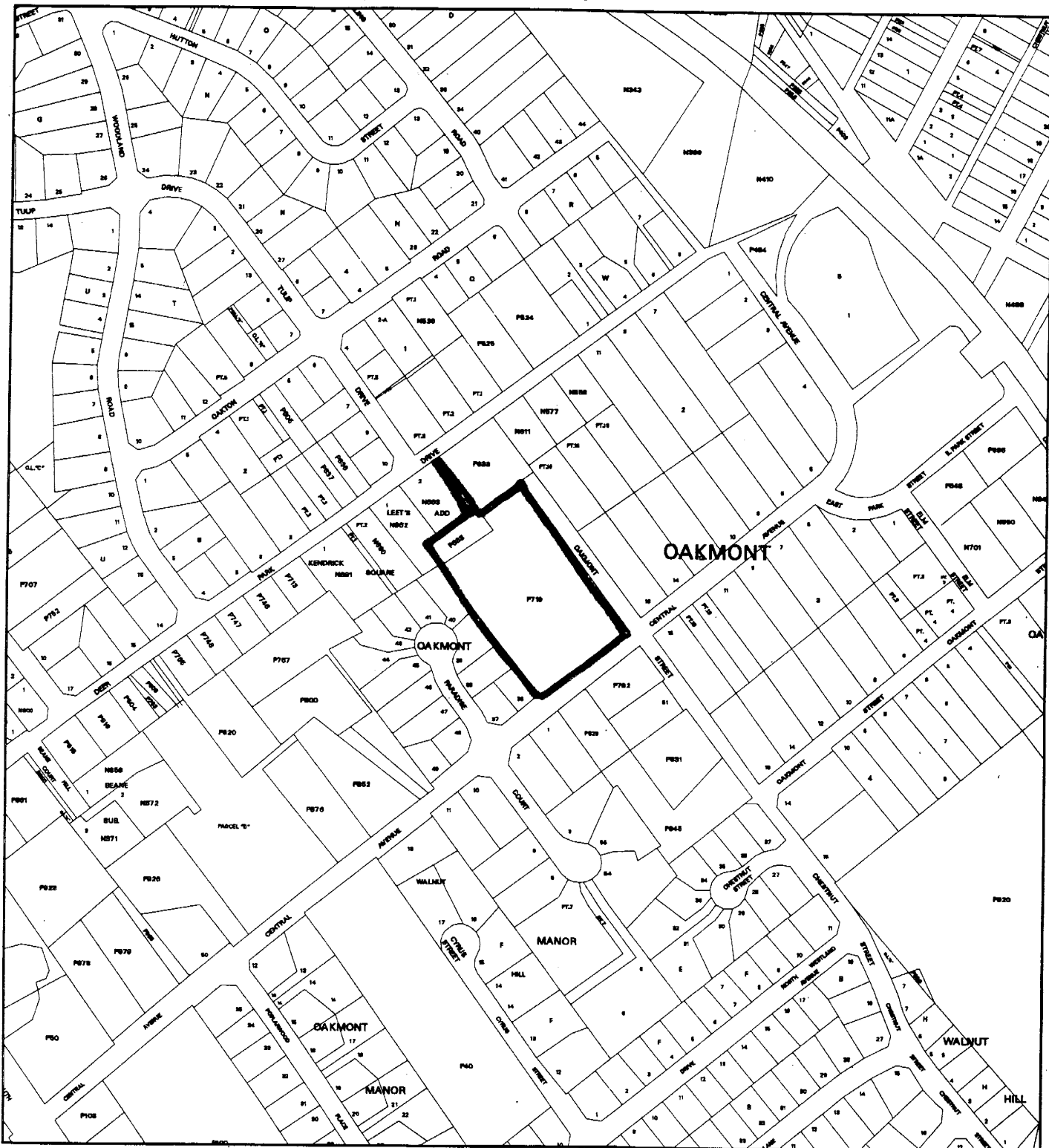


Research & Technology Center



1 : 4800

VICINITY MAP FOR
FOUR CHIMNEY ESTATES (1-02111)



Map compiled on June 18, 2002 at 8:49 AM | Site located on base sheet no - 223NW09

NOTICE

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

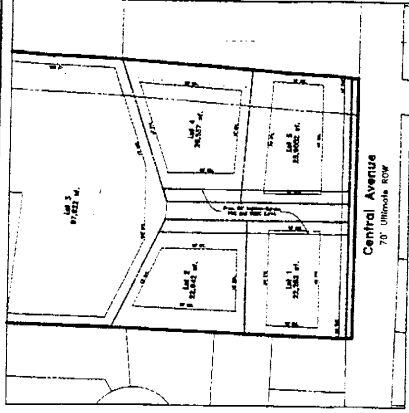
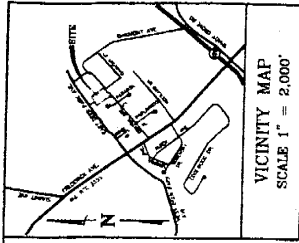
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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Key Map



1 : 4800



Building Restrictions & Easements
Scale 1"=80'

- NOTES**
1. Topography with "Z" symbols. Easements performed by this office.
 2. Boundary information from survey performed by this office.
 3. Area boundaries.
 4. Gross First Area (GFA): 180,100 sq ft ± 4.35 ac
 5. Net First Area (NFA): 120,000 sq ft ± 2.75 ac (Central Avenue)
 6. Area of Street Dedication: 3,200 sq ft ± 0.07 ac (Central Avenue)
 7. Area of Street Dedication: 7,300 sq ft ± 0.17 ac (Other Streets)
 8. Net Total Land (NTL): 176,800 sq ft ± 4.07 ac
 9. Water and sewer easements, but not E-1, respectively.
 10. Boundary of lots proposed by this plan.
 11. Proposed lot use is single family detached residential with:
 12. Maximum proposed lot coverage: 30% (Subject to Final Ordinance)
 13. Maximum proposed lot area: 10,000 sq ft (Subject to Final Ordinance)
 14. There are no other easements or other restrictions on the site.
 15. Planning Area (PA) is the boundary and visibility marker area line.
 16. This site is within the District Transportation Priority Area.
 17. The site is within the Major Street, the Right-of-Way.
 18. The site is within the Planning Area.
 19. This plan is not for construction purposes.
 20. Final construction work is subject to adjustment of final:
 21. Building location and grading are optional accommodations.
 22. Final plans, location and grading to be prepared by Building Department.
 23. Servicing utility companies include:
 24. Potomac Electric Power Co. (P.E.P. Co.)
 25. American Water Works Association (AWWA)
 26. Maryland Gas
 27. Maryland Telephone

DEVELOPMENT STANDARDS - R-200

Minimum/Maximum	Proposed
Lot Area (800-1,320)	70,000 sq ft min - 77,842 sq ft max
Lot Width (100-130)	100' min - 100' max
Lot Depth (35-45)	35' min - 35' max
Setback from Street	40' min - 40' max
Street Front Setback	35' min - 35' max
Side Yard Setback	5' min - 5' max
Rear Yard Setback	5' min - 5' max

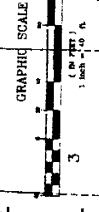
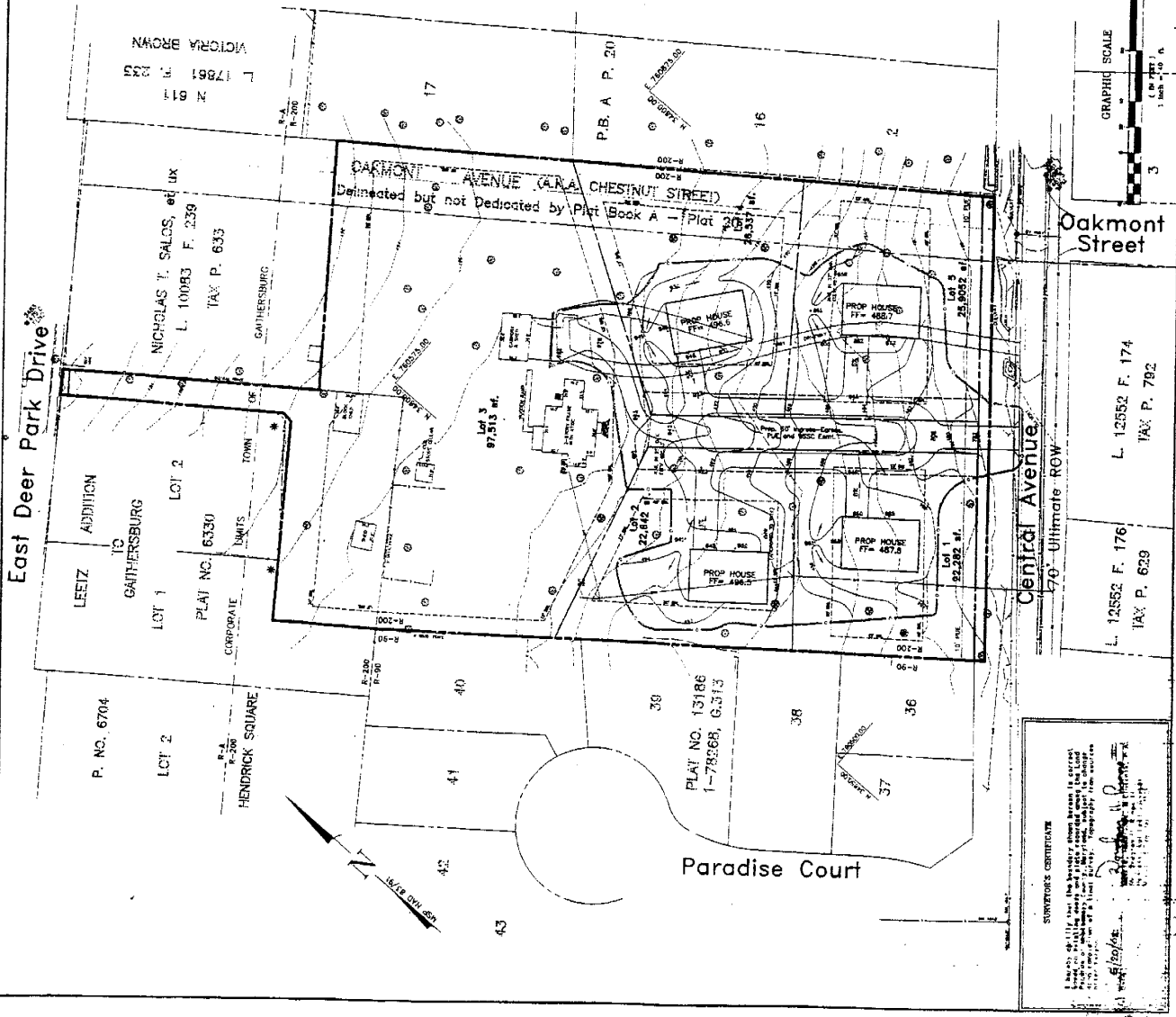
OWNER/APPLICANT
MARYLAND DEVELOPMENT CO.
 2401 RESEARCH BLVD., SUITE 300
 ROCKVILLE, MARYLAND 20850
 PH: (301) 607-4399

TAX MAP FT. 561
 PRELIMINARY SUBDIVISION PLAN
 PARCELS 688 & 719
FOUR CHIMNEY ESTATES
 L. 19809 F. 182
 9th ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

DESIGNED BY
 Vactris, Hendricks & Glascock, P.A.
 Engineers & Surveyors

Design M/W	Date	Scale	Sheet
	5/20/02	1/8" = 1'	1 of 1

DATE 06/07/04
SCALE 1" = 80'
PROJECT NO. 2284-1719



SURVEYOR'S CERTIFICATE

I hereby certify that the boundary lines shown on this plan were surveyed and shown on the ground by me or under my direct supervision and that the same are true and correct according to the best of my knowledge and belief.

[Signature]
 Surveyor