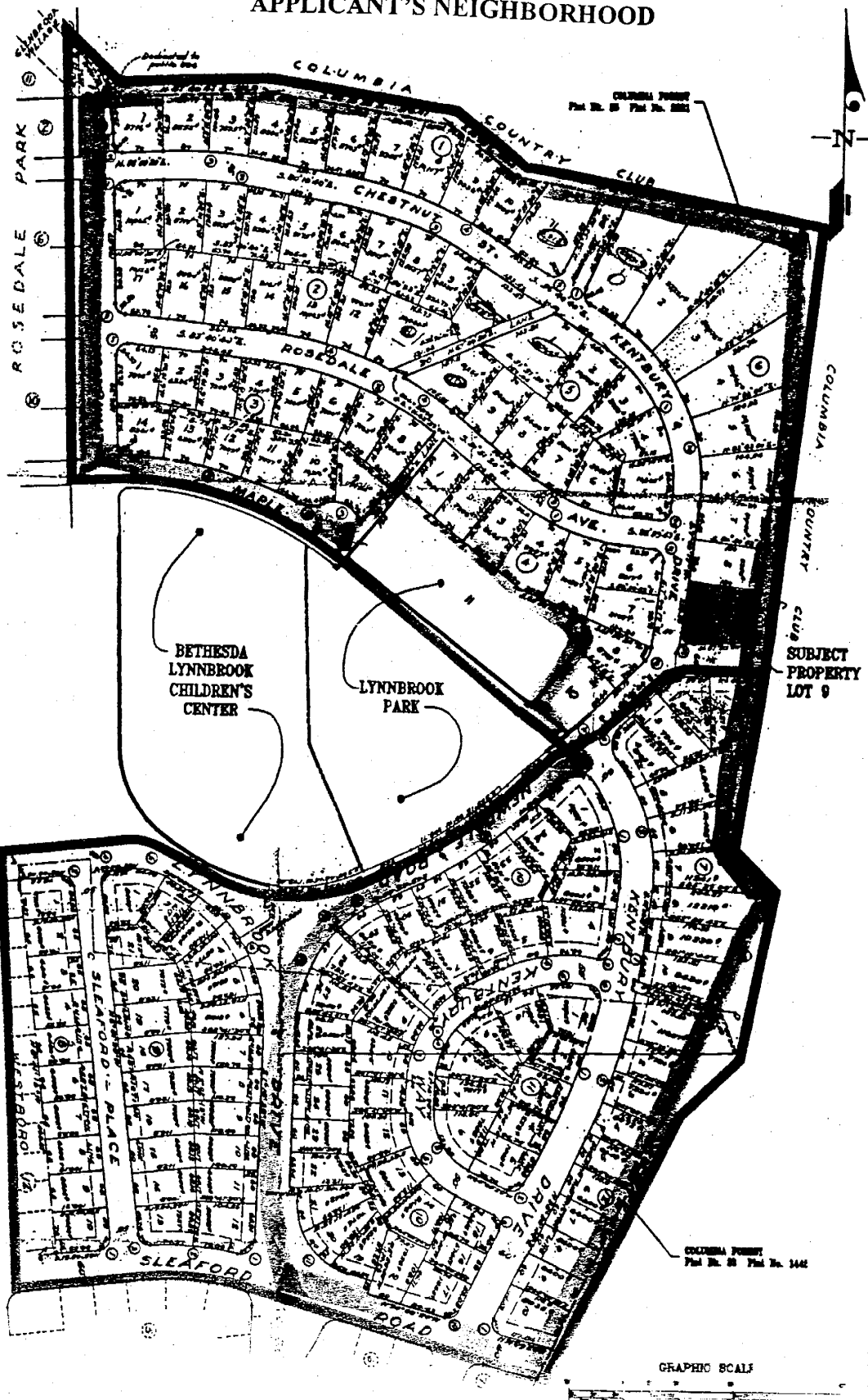


APPLICANT'S NEIGHBORHOOD

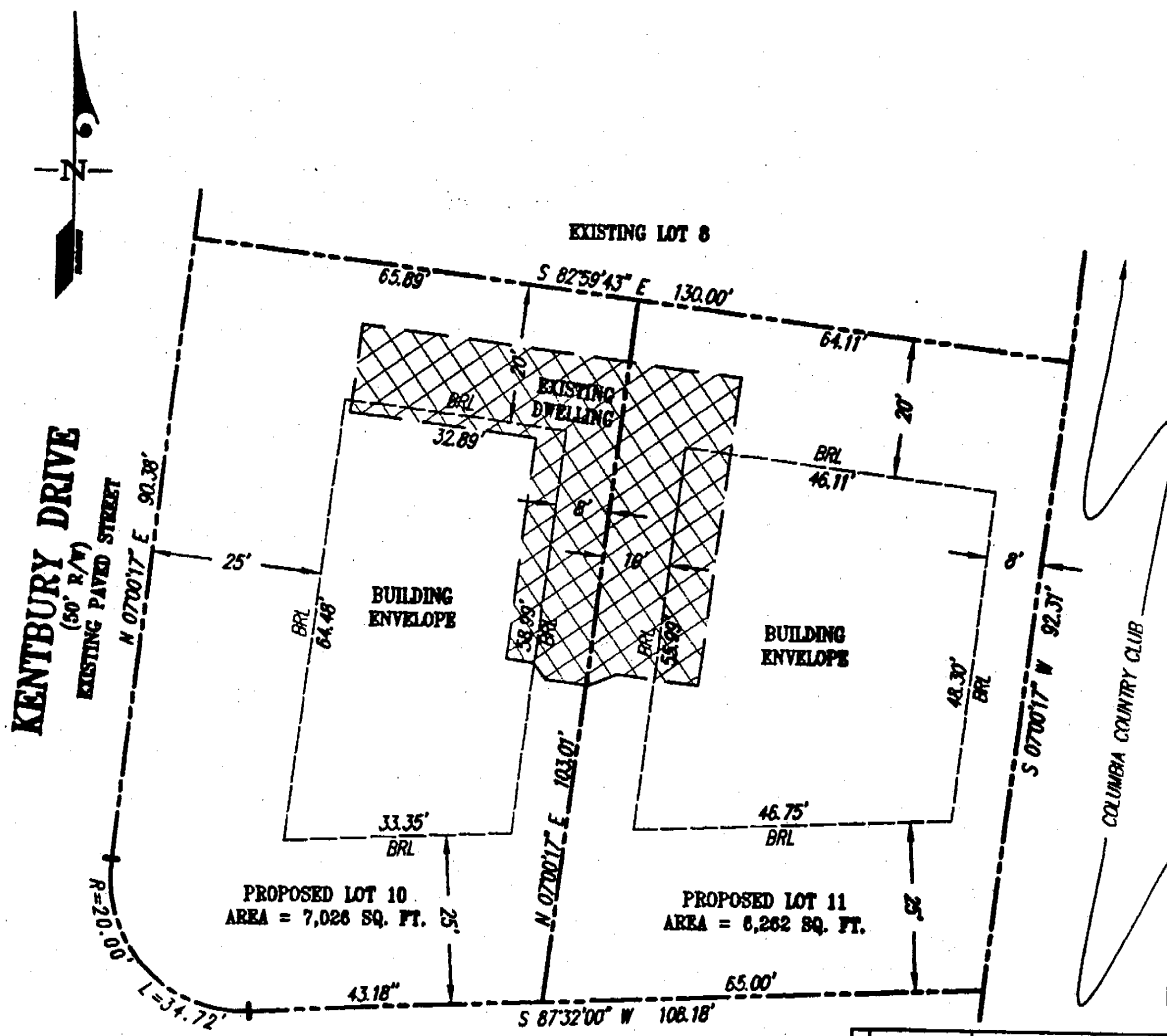
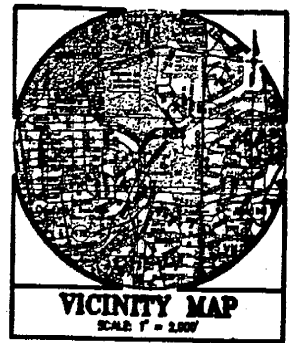


NEIGHBORHOOD LIMITS

12/30/2003 03:39:35 PM EST

GID Consulting Limited
100 BROADWAY, 10TH FLOOR, NEW YORK, NY 10004
TEL: (212) 486-1000 FAX: (212) 486-1001
WWW.GIDCONSULTING.COM

NO.	DATE	DESCRIPTION



ITEM	ZONING CODE	EXISTING LOTS	SUBJECT LOTS	
			10	11
1 STREET FRONT	60' MIN.	60'-170'	60'	60'
2 ALIGNMENT	---	STD. GRD. NO FLAG LOTS	STD. GRD. NO FLAG LOTS	---
3 SIZE (S.F.)	6,000 SQ. FT. MIN.	8,744 SQ. FT. - 32,079 SQ. FT.	7,026 SQ. FT. 6,262 SQ. FT.	---
4 SHAPE	---	RECTANGULAR	RECTANGULAR	---
5 WIDTH (MIN.)	60' MIN.	60'-160'	60'	60'
6 AREA (BUILDABLE)	---	1,518 SQ. FT. - 22,390 SQ. FT.	2,031 SQ. FT. 2,404 SQ. FT.	---
7 SUITABILITY	---	SINGLE FAMILY	SINGLE FAMILY	---

DEVELOPMENT PROGRAM

THE EXISTING SINGLE FAMILY DWELLING ON LOT 9 SHALL BE DEMOLISHED. A SINGLE FAMILY DWELLING SHALL BE CONSTRUCTED ON EACH OF PROPOSED LOTS 10 AND 11. PROPOSED LOT 10 WILL HAVE DIRECT ACCESS TO KENTBURY DRIVE (SIMILAR TO EXISTING LOT 9). PROPOSED LOT 11 WILL HAVE ACCESS TO KENTBURY DRIVE VIA A PRIVATE DRIVEWAY THROUGH THE UNNAMED 60' R/W STUB.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTIONS 50-33 AND 50-33A OF THE MONTGOMERY COUNTY CODE AND THAT IT IS TRUE AND CORRECT.

DANIEL S. WOOD
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10661

NOTES:

- 1) PLANNING AREA: BETHESDA - CHEVY CHASE / PA35
- 2) EXISTING LOT AREA = 13,288 SQ. FT. (RECORD)
PROPOSED LOT AREAS:
LOT 10 = 7,026 SQ. FT.
LOT 11 = 6,262 SQ. FT.
- 3) PROPERTY ZONED: R-60
- 4) EXISTING LAND USE: ONE (1) SINGLE FAMILY DWELLING
PROPOSED LAND USE: TWO (2) SINGLE FAMILY DWELLINGS
- 5) WSSC SERVICE CATEGORIES:
WATER = W-1
SEWER = S-1
- 6) SITE LIES WITHIN THE ROCK CREEK WATERSHED.
- 7) THERE ARE NO FORESTS, WETLANDS, FLOODPLAINS OR HISTORIC RESOURCES ON THE SUBJECT PROPERTY.
- 8) SITE DOES NOT LIE WITHIN A SPECIAL PROTECTION AREA.
- 9) STORMWATER MANAGEMENT (COMPLY WITH 1001-1011)
- 10) TRAFFIC STUDY / STATEMENTS (101)

FORWARD BY: MARCO CALDERA, INC. REGISTERED PROFESSIONAL LAND SURVEYOR

PREPARED BY: MARCO CALDERA, INC. REGISTERED PROFESSIONAL LAND SURVEYOR

FILE APPLICATION CONCEPT PLAN

LOT 9, BLOCK 6, SECTION 4
PROPOSED RESUBDIVISION INTO LOTS 10 & 11
COLUMBIA POLYBI

FILE NO. 22

YSSC: BENTON

DATE	FILE REF
AS NOTED	6330
DATE	NO.
DESIGNED BY: R. W. W.	101