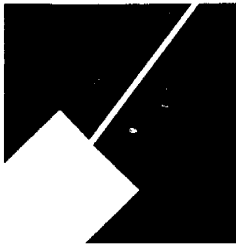


Item # 2

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

M E M O R A N D U M

DATE: April 16, 2004
TO: Montgomery County Planning Board
FROM: Richard Weaver
Development Review Division
(301) 495-4544
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for April 22, 2004.

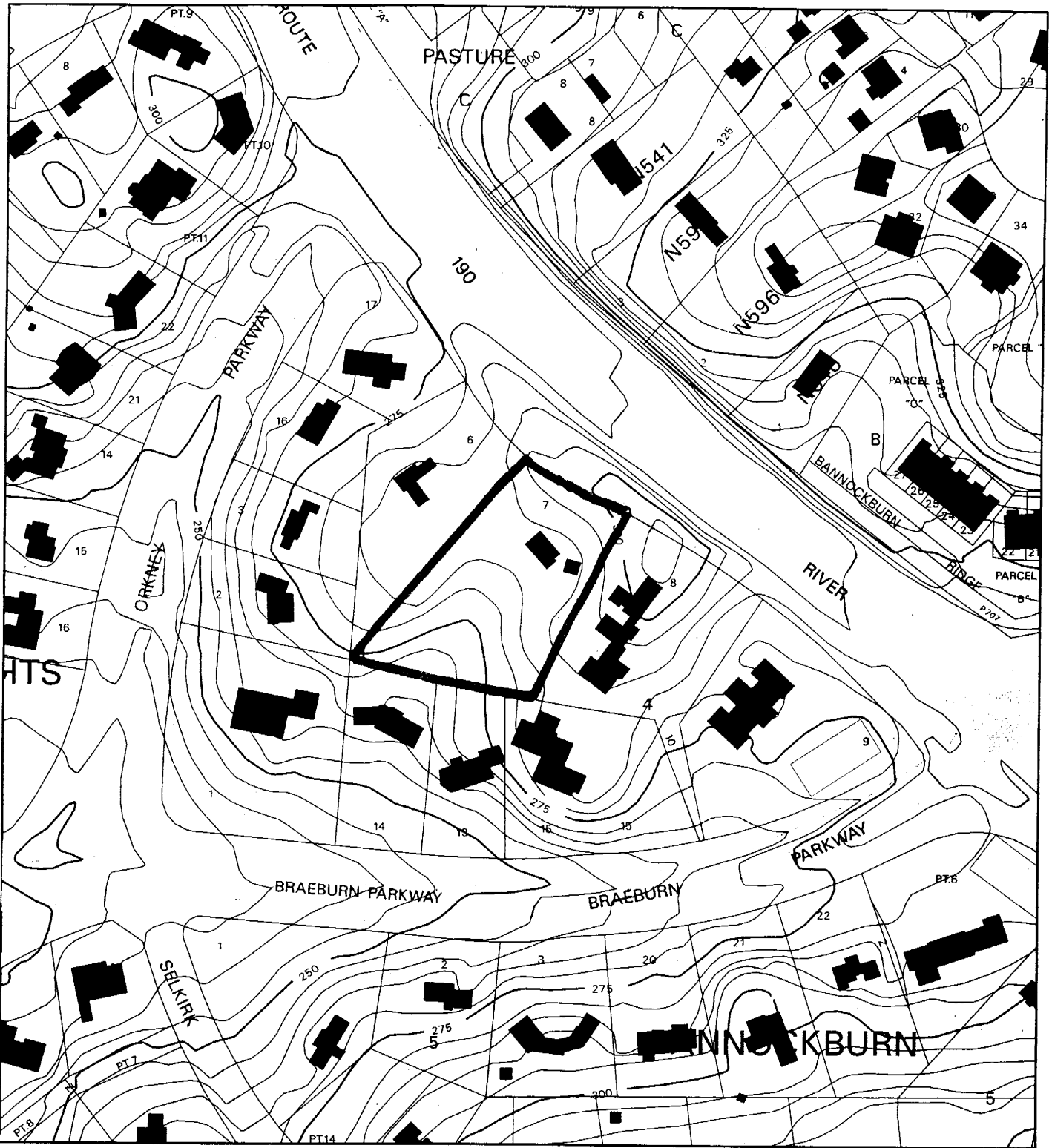
Attached are copies of plan drawings for Items #01, and #02. These subdivision items are scheduled for Planning Board consideration on April 22, 2004. The items are further identified as follows:

Agenda Item #01 -Preliminary Plan 1-97058E
First Baptist Church of Damascus

Agenda Item #02 -Preliminary Plan 1-03051
Bannockburn Heights

Attachment

BANNOCKBURN HEIGHTS (RETAKE) (1-03051)



Map compiled on February 25, 2004 at 2:21 PM | Site located on base sheet no - 209NW06

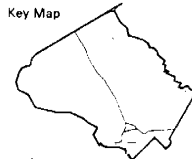
NOTICE

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

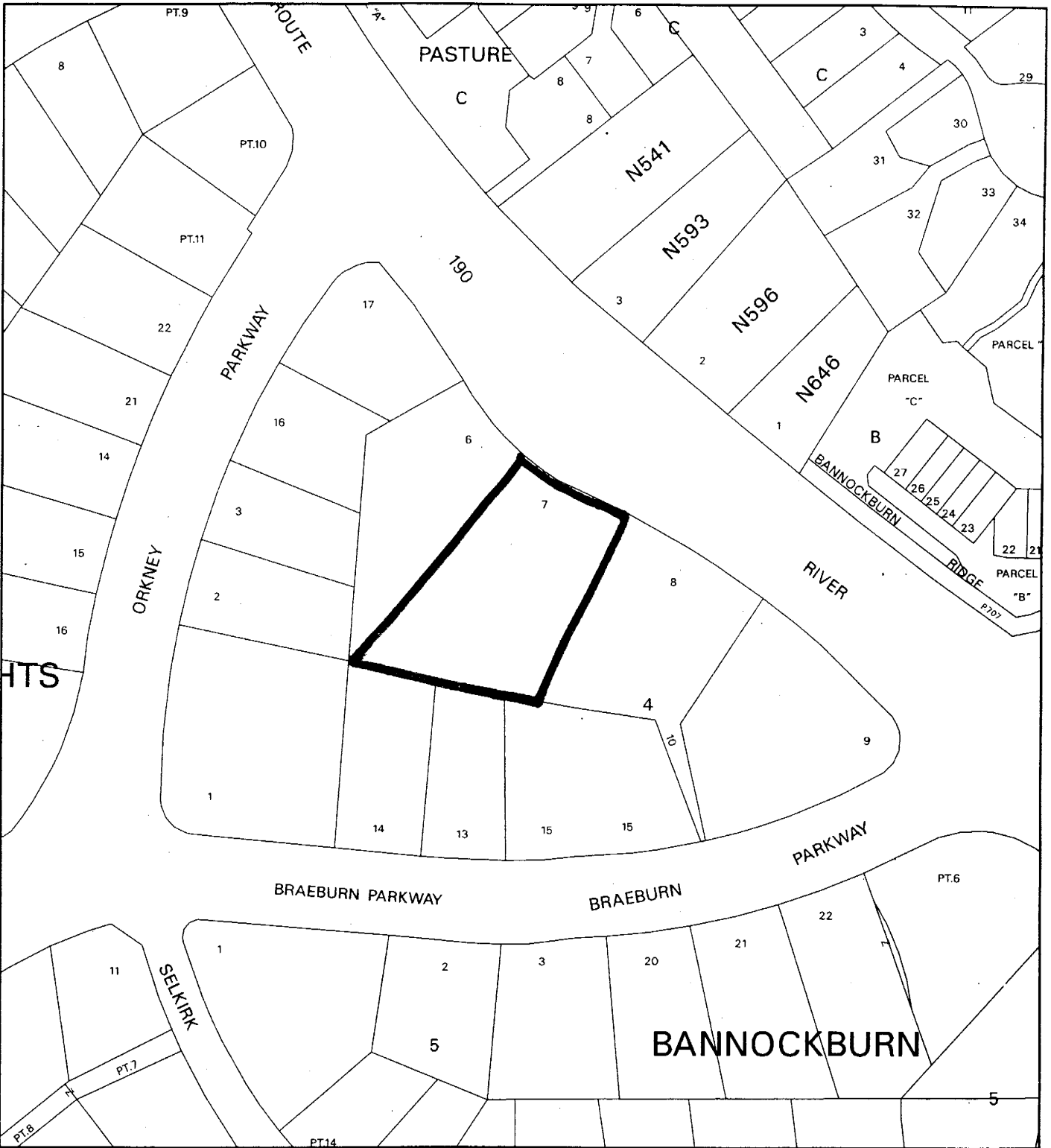


Research & Technology Center



1 inch = 200 feet
1 : 2400

BANNOCKBURN HEIGHTS (RETAKE) (1-03051)



Map compiled on February 25, 2004 at 2:23 PM | Site located on base sheet no. -209NW06

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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map



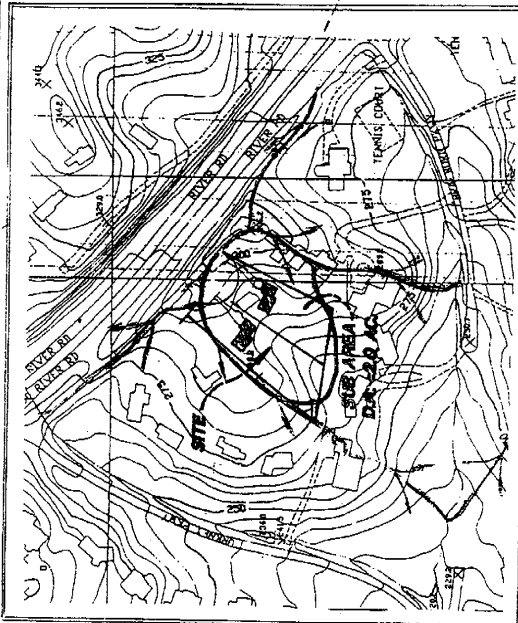
N



Research & Technology Center



1 inch = 200 feet
 1 : 2400

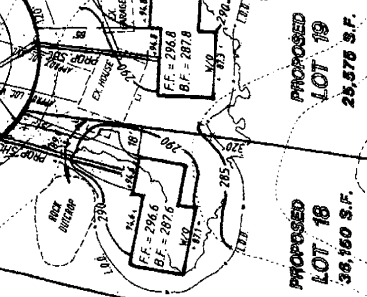


DRAINAGE AREA MAP
SCALE: 1" = 200'

NOTES

- Lot 7 is included on a record plat entitled "Remainder of Block 4, Bannockburn Heights" as recorded in Plat Book 16 as Plat 1045 from which the boundary as shown was graphically reproduced.
- Topography, as shown, from MNC/18P/C aerial photography, 200' scale, 5' contour interval, MCMAPS Sheets 209 NW 7 and 209 NW 6.
- Existing zoning - R-200; 20,000 sq. ft. min. lot size.
- Area included in plan = 67,695 sq. ft.
- Number of lots included in plan = 2.
- Planning area 35; Bethesda Chevy Chase
- Potomac River Watershed
- Sewer Category: S-1; Water Category: W-1
- Soils, from the Montgomery County Soils Survey Sheet 26, 2C - Glenelg silt loam - 8.15 % slopes
- There are no flood plains, streams or non-tidal wetlands on or within 200' of site.
- There are no historic or cultural features on site.
- Tax Account No. 07-00686505
- Street Address: 6620 River Road
- Certain elements shown on this plan are sealed and subject to change at time of record plat or field survey.
- BUILDING SETBACKS (R-200)**
FRONT : 40' (OR ESTABLISHED BUILDING LINE)
REAR : 30'
SIDE : 25' TOTAL (MINIMUM ONE SIDE = 12')
- NATURAL RESOURCES INVENTORY No. L-03064.

EXISTING HOUSE
AND GARAGE
TO BE BRAZED



7.00 SHEET 209 NW 7.5 7.00 SHEET 209 NW 7.5 7.00 SHEET 209 NW 7.5
SCALE: 1" = 50'

PRELIMINARY PLAN

PROPOSED LOTS 18 & 19 BLOCK 4
A RESUBDIVISION OF LOT 7 BLOCK 4
BANNOCKBURN HEIGHTS
BETHESDA ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

ALLEN S. KHALILBAR
7701 LEVENS ROAD
BETHESDA, MD 20817
301-370-4881

WITTMER ASSOCIATES, LLC
Land Surveyors, L.L.C.
124 A Hagerbach Drive, Bethesda, MD 20814
Tel: (301) 299-8006 Fax: (301) 299-8023

DATE: NOVEMBER, 2002 PROJ. NO. 98395.6 SHEET NO. 1 of 1

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION SHOWN
HEREON IS CORRECT AS NOTED.

NOV. 05, 2002
JOHN R. WITMER
PROFESSIONAL LAND SURVEYOR
MARYLAND No. R6668

PLAN
SCALE: 1" = 50'

DEVELOPMENT TABULATION

ZONING	REQUIRED	PROVIDED
R-200 EXISTING	-	R-200 PROPOSED
TOTAL AREA OF THE PLAN	-	67,695 S.F.
AREA OF STREET DEED	-	5,970 s.f.
NET AREA OF LOTS	-	61,725 s.f.
NUMBER OF LOTS	-	2
LOT AREA	20,000 S.F.	18,736,150-19,25,575
LOT WIDTH @ B.R.L.	100	100'