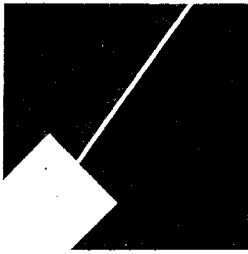


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Item # 14

M E M O R A N D U M

DATE: June 04, 2004
TO: Montgomery County Planning Board
FROM: Catherine Conlon
Development Review Division
(301) 495-4542
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for June 10, 2004.

-

Attached are copies of plan drawings for Item #12, #14, and #15. These subdivision items are scheduled for Planning Board consideration on June 10, 2004. The items are further identified as follows:

Agenda Item #12 - Preliminary Plan 1-04046
Potomacs Edge

Agenda Item #14 - Preliminary Plan 1-04067
Orr Station

Agenda Item #15 - Preliminary Plan 1-04071
West Virginia Avenue

Attachment

ORR STATION (1-04067)



Map compiled on June 04, 2004 at 10:33 AM | Site located on base sheet no - 213NW04

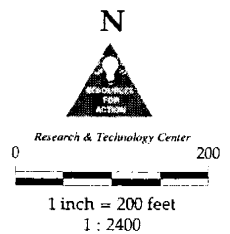
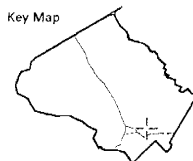
NOTICE

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.

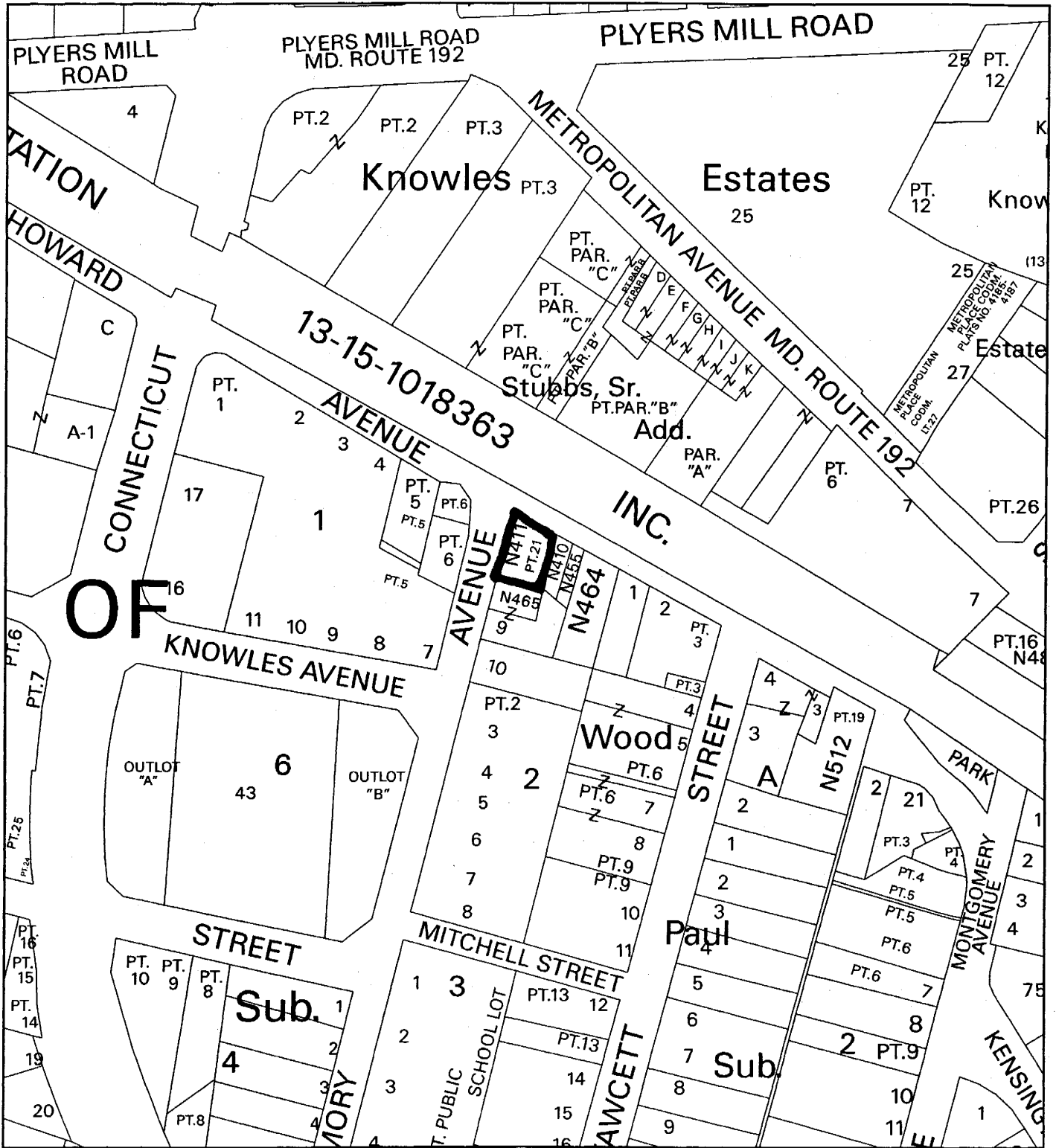
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



ORR STATION (1-04067)



Map compiled on March 23, 2004 at 11:30 AM | Site located on base sheet no - 213NW04

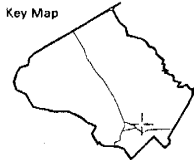
NOTICE

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Key Map



0 200

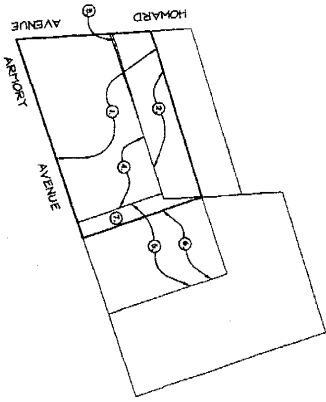
1 inch = 200 feet
1 : 2400

GENERAL NOTES

- 1) WATER CATEGORY - 1
- 2) STANDARD ACQUISITION BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JAN. 2004.
- 3) 2'-0" CONTIGUOUS DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JAN. 2004.
- 4) TOTAL LOT AREA = 4,637 SQ. FT.
- 5) PROPERTY SHOWN ON TAX MAP (P&A), LOT 21, BLOCK 2, WHEELS DIVISION.
- 6) PROPERTY SHOWN ON H&E 2007 SHEET 281 101 04, 2004, TYPED(S). (S)
- 7) PROPERTY SHOWN ON MONTGOMERY COUNTY BOUNDARY MAP NO. 24, 2004, TYPED(S). (S)
- 8) FLOOD ZONE 100 (100 YEAR FLOOD, CONTIGUOUS PANEL NO. 28008 010 C).
- 9) SITE IS LOCATED IN THE LOWER ROCK CREEK WATERSHED.
- 10) LOCAL UTILITIES INCLUDE:
HYDRA & SEWER - MONTGOMERY SUBURBAN SANITARY COMMISSION
GAS - WASHINGTON GAS
TELEPHONE - VERIZON
CABLE - WASHINGTON GAS
- 11) ALL DISCONNECTS TO BE DIRECTED AWAY FROM ALL STRUCTURES AND TOWARDS STREETS.

ZONING DATA

PROPERTY IS ZONED C-2.
 MINIMUM HEIGHT RESTRICTION - 8-FEET ON 4-FEET FLOOR AREA RATIO PERMITTED - 1.5.
 FLOOR AREA RATIO PERMITTED - 0.25.
 FRONT SETBACK PERMITTED - 0-FEET.
 SIDE SETBACK PERMITTED - 0-FEET.
 REAR SETBACK PERMITTED - 0-FEET.
 SIGN SETBACK PERMITTED - 0-FEET.
 SIGN AREA PERMITTED - 2.75-SQ. FEET.
 SIGN SETBACK PERMITTED - 0-FEET.
 SIGN AREA PERMITTED - 0.75-SQ. FEET.



PROPERTY INDEX - DEED HISTORY

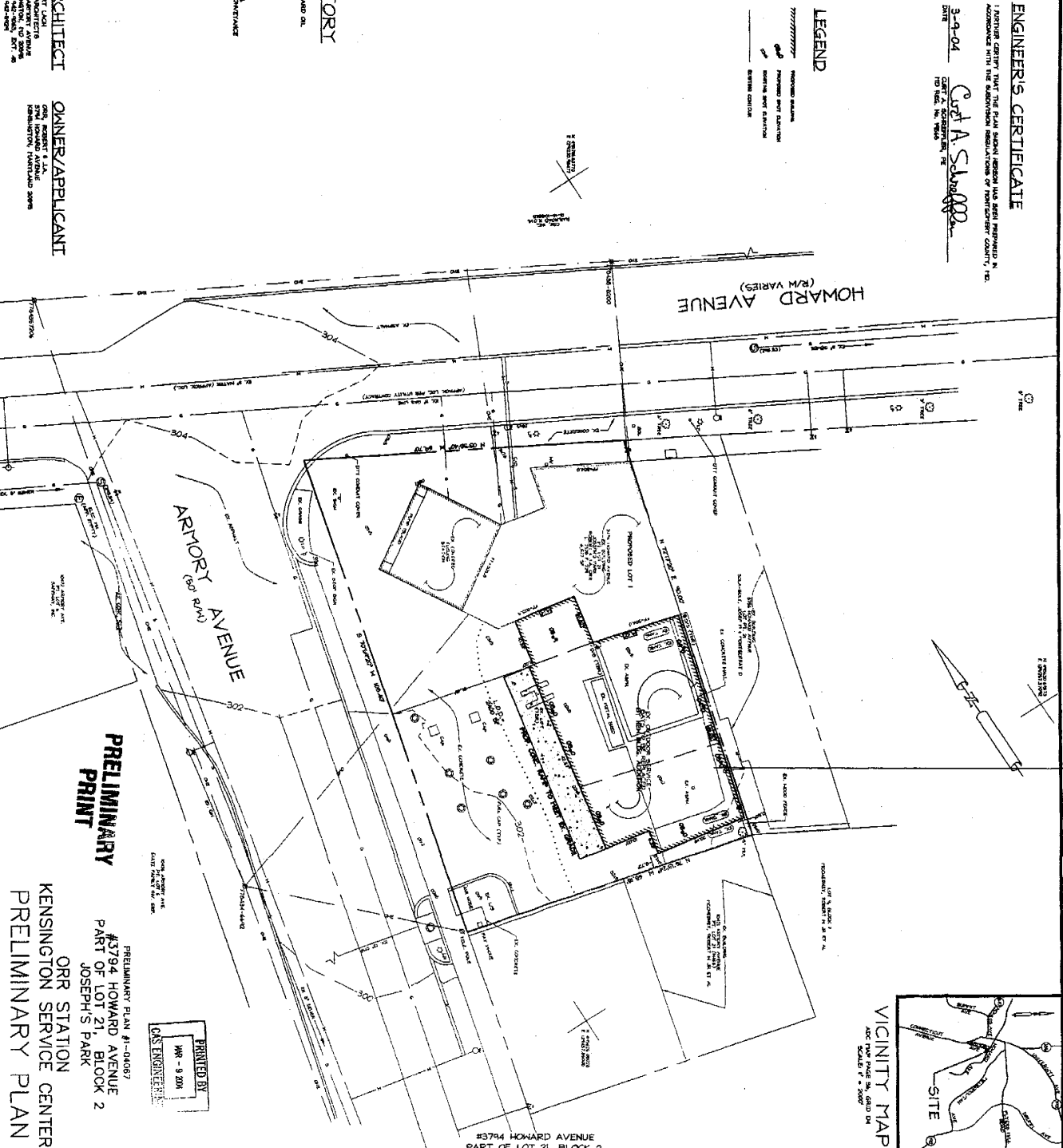
- 1) SUBJECT PROPERTY STAKED OIL TO ONE 1/2" BENCH MARK TO BE PLACED IN THE CENTER OF THE PROPERTY.
- 2) ORIGINALLY BOUND TO NEIN L. 17.1 N. 34E L. 21.1 W. 200
- 3) ORIGINALLY BOUND TO NARREL OIL L. 17.1 N. 34E L. 21.1 W. 200
- 4) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 5) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 6) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 7) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 8) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 9) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 10) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 11) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 12) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 13) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 14) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 15) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 16) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 17) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 18) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 19) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200
- 20) ORIGINALLY BOUND TO STANFORD OIL L. 17.1 N. 34E L. 21.1 W. 200

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE SUBSIDIARY REGULATIONS OF MONTGOMERY COUNTY, MD.
 3-9-04
 Cost A. Schmitt
 REGISTERED PROFESSIONAL ENGINEER
 NO. 101,000, STATE OF MARYLAND

LEGEND

- PROPOSED MAIN
- PROPOSED SIDE EASEMENT
- EXISTING SIDE EASEMENT
- EXISTING CURB



MISS UTILITY
 THE LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF UTILITIES NOT SHOWN ON THIS PLAN IS NOT GUARANTEED. THE ENGINEER ASSUMES NO LIABILITY FOR DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THE PROJECT. THE ENGINEER ASSUMES NO LIABILITY FOR DAMAGE TO UTILITIES OR PERSONS OR PROPERTY CAUSED BY THE OPERATION OF THE PROJECT.

ARCHITECT
 ROBERT A. LEE
 ARCHITECT
 1000 WASHINGTON AVENUE
 WASHINGTON, DC 20004
 (202) 462-1000

OWNER/APPLICANT
 ORR STATION
 KENSINGTON SERVICE CENTER
 PART OF LOT 21, BLOCK 2
 JOSEPH S. PARK

<p>CAS ENGINEERING CIVIL - SURVEYING - LAND PLANNING A DIVISION OF CAS ENTERPRISES, INC. 100 West Ridge Boulevard, Suite 101, Mount Airy, Maryland 21771 DC Metro (301) 807-6000 FAX (301) 807-8046</p>	<p>JOSEPH S. PARK ORR STATION KENSINGTON SERVICE CENTER WHEATON (18TH) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>		<p>DATE: _____ BY: _____ REVISION: _____</p>	<p>PROJECT: 03-073 DATE: 07/2003</p>
	<p>PRELIMINARY PLAN</p>		<p>ILLUSTRATION: SMP</p>	<p>ENGINEERING: SMP</p>
	<p>SCALE: 1"=10'</p>		<p>APPROVAL: CAS</p>	<p>APPROVAL: CAS</p>
	<p>1 of 1</p>		<p>030735PP_030904.DWG</p>	