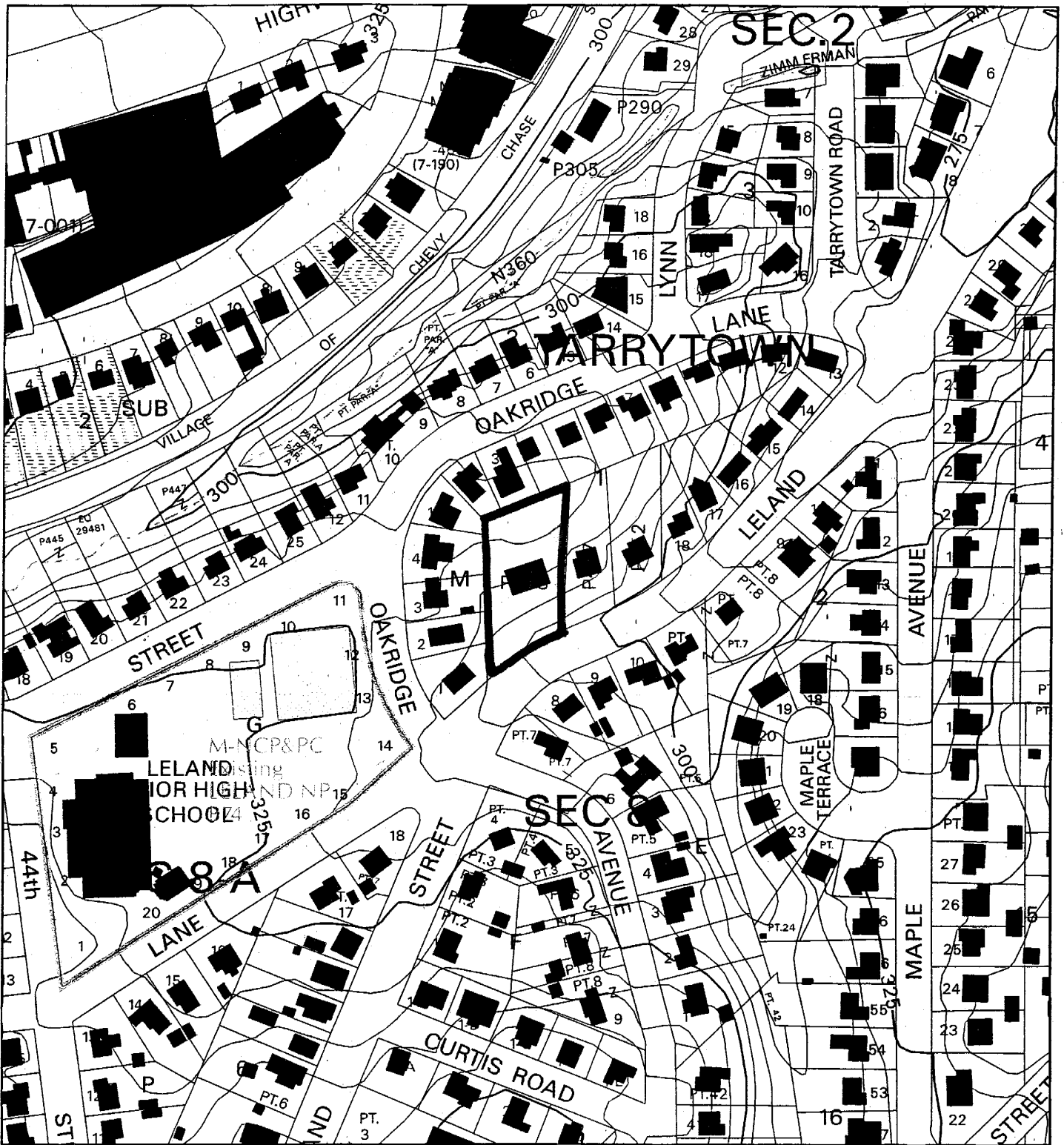


ATTACHMENTS

CHEVY CHASE SECTION 8 (7-04061)



Map compiled on April 21, 2004 at 9:30 AM | Site located on base sheet no - 209NW04

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

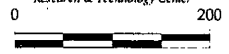
Key Map



N



Research & Technology Center 200



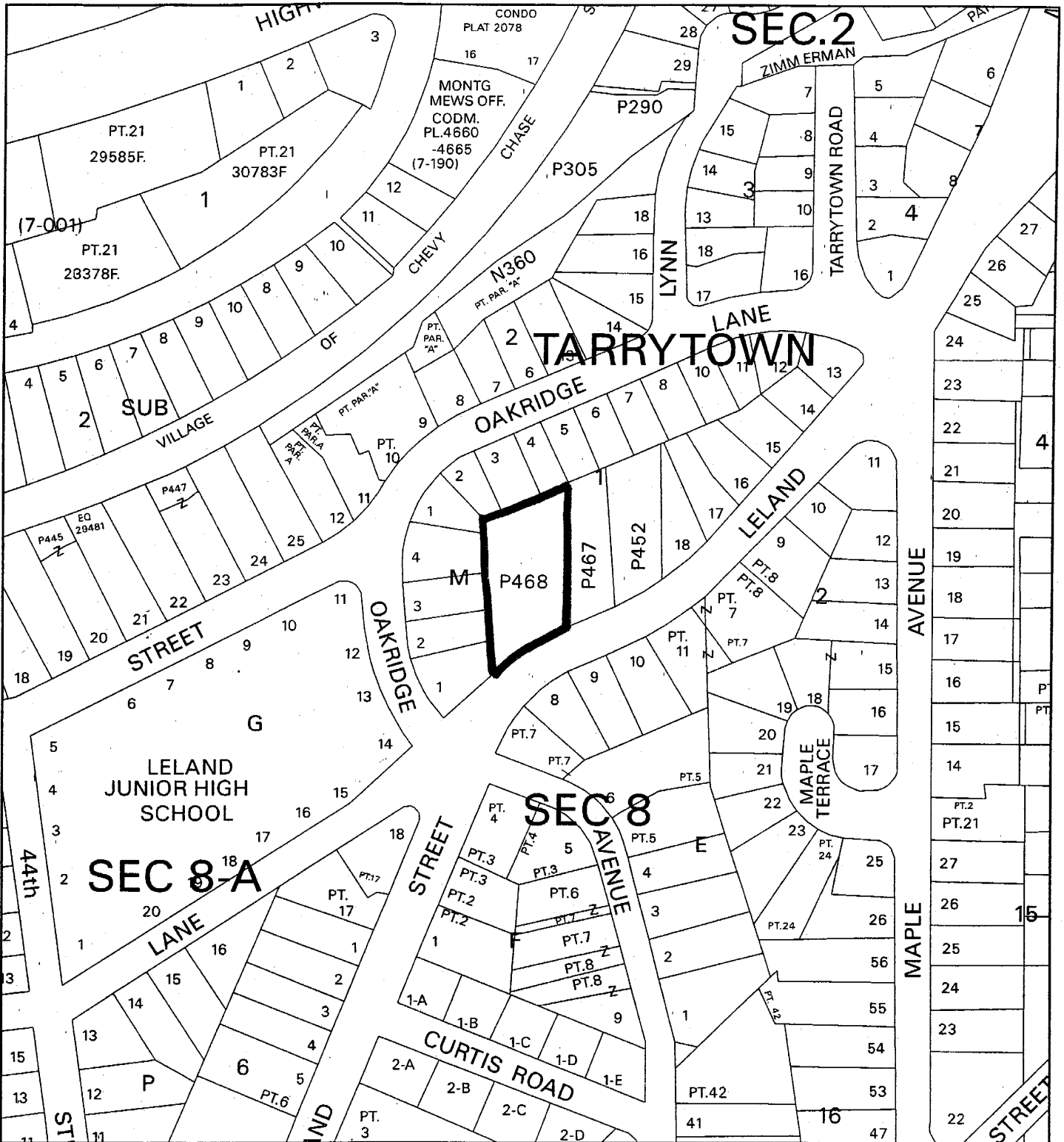
1 inch = 200 feet
1 : 2400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

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CHEVY CHASE SECTION 8 (7-04061)



Map compiled on April 21, 2004 at 10:51 AM | Site located on base sheet no - 209NW04

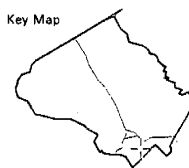
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Key Map



N



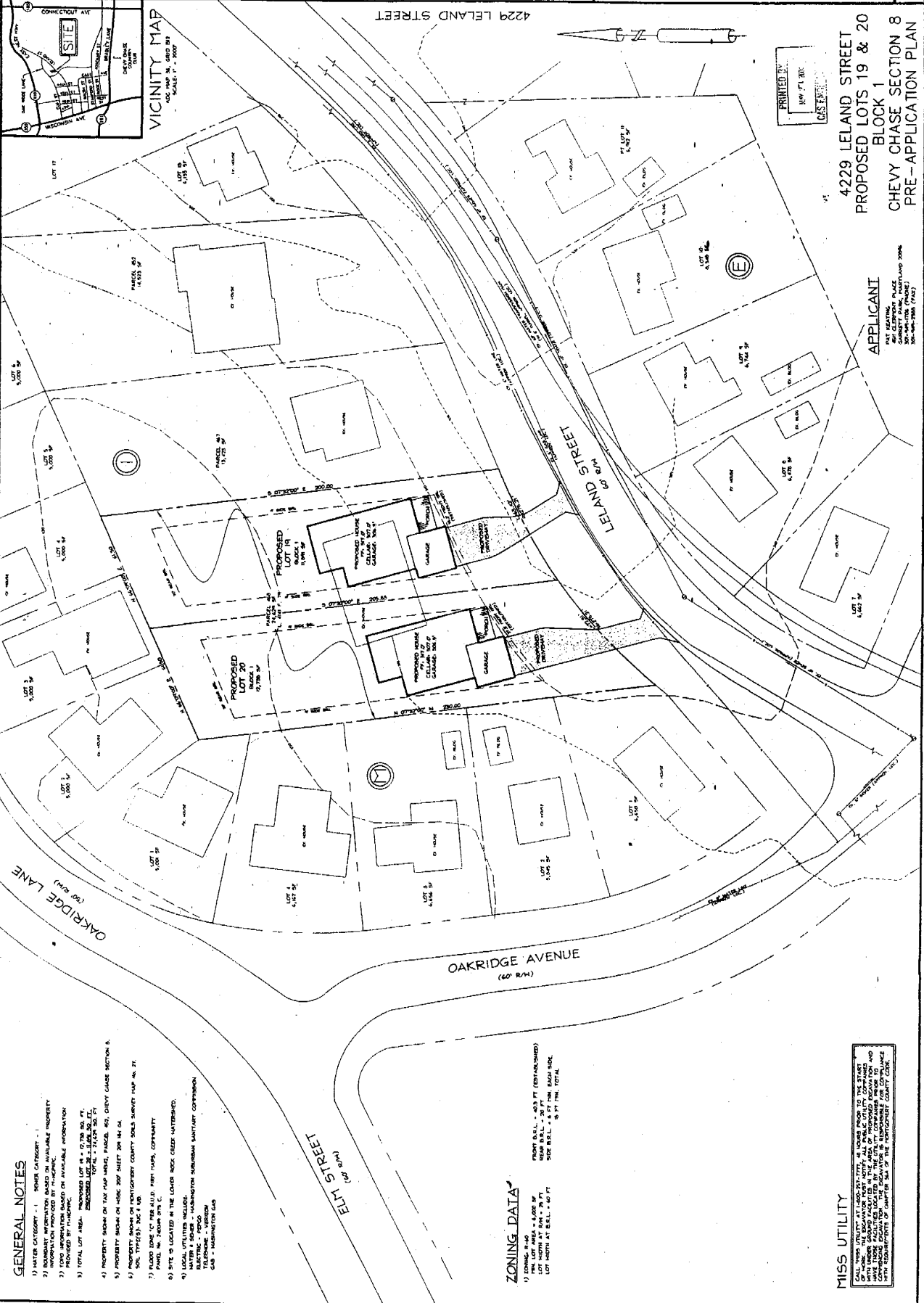
Research & Technology Center

0 200

1 inch = 200 feet
1 : 2400

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
4787 Georgia Avenue - Silver Spring, Maryland 20910-3760

8



PRINTED BY:
 MAP FILE:
 CAS ENGINEERING

4229 LELAND STREET
 PROPOSED LOTS 19 & 20
 BLOCK 1
 CHEVY CHASE SECTION 8
 PRE-APPLICATION PLAN

APPLICANT:
 ALL INFORMATION PLACED
 ON THIS PLAN IS UNOFFICIAL
 UNLESS INDICATED OTHERWISE
 BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENT

GENERAL NOTES
 1) WATER CATEGORY - 1. SOURCE CATEGORY - 1.
 2) NEAREST INFORMATION BASED ON AVAILABLE PROPERTY INFORMATION PROVIDED BY THE APPLICANT.
 3) INFORMATION PROVIDED BY THE APPLICANT.
 4) TOTAL LOT AREA - PROPOSED LOT 19 = 0.79 AC. (34,376 SQ. FT.)
 PROPOSED LOT 20 = 0.79 AC. (34,376 SQ. FT.)
 5) PROPERTY MARKS ON THIS MAP WERE PLACED BY THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENT.

ZONING DATA
 1) THE LOT AREA IS 4,000 SQ. FT.
 LOT WIDTH AT REAR IS 28 FT. 6 IN. (8,616 IN.)
 LOT HEIGHT AT REAR IS 40 FT. 6 IN. (12,384 IN.)
 FRONT SETBACK IS 40.5 FT. (12,351 IN.)
 REAR SETBACK IS 20 FT. (6,096 IN.)
 SIDE SETBACK IS 8 FT. (2,438 IN.) TOTAL

MISS UTILITY
 CALL MISS UTILITY AT 410-261-7777. IF WORKER FINDS THE STATE
 WATER MAIN FACILITIES IN THE AREA OF PROPOSED LOT 19 AND
 LOT 20, THE APPLICANT SHALL BE RESPONSIBLE FOR LOCATING
 AND MARKING FACILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING
 ANY NECESSARY PERMITS FROM THE MONTGOMERY COUNTY BOARD OF ZONING ADJUSTMENT.

**ENGINEERING**

A Division of CAS Enterprises, Inc.

civil engineering • surveying • land planning

163 West Ridgeville Boulevard, Suite 101 • Mount Airy, Maryland 21271
phone 301/607-8031 • fax 301/607-8045 • www.casengineering.com

June 11, 2004

The M-NCP&PC
Development Review Division
8787 Georgia Avenue
Silver Spring, MD 20910

Attn: Richard Weaver

Re: #4229 Leland Street
Proposed Lots 19 & 20
Block 1, Chevy Chase Section 8
MNCPPC No. 7-04061

Dear Mr. Weaver,

On behalf of our client, Mr. Patrick Keating, we are requesting Planning Board acknowledgement and binding action on the above referenced Pre-Application Concept Plan in accordance with Montgomery County Code Section 50-33A. Specifically, we would like to Board to consider:

1. Section 50-29.(a)(1); Lot dimensions (lot size, width shape and orientation) are appropriate.
2. Section 59-C-1.322(b) Minimum lot width at front building line
3. House placements and orientations

We've attached 12 copies of the updated Pre-Application Plan for your use. If you have any questions or need any additional information please do not hesitate to call me at 301-607-8031.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey A. Robertson'.

for: Jeffrey A. Robertson
Project Manager

cc: P. Keating
J. Gibson
E. Murtagh

040810610