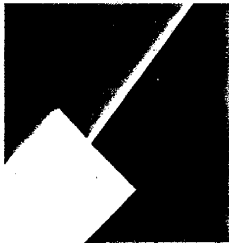


Item # 8

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

M E M O R A N D U M

DATE: September 17, 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 September 23, 2004.

Attached are copies of plan drawings for Item #04, #06, #07, #08, #09, #10 and #12. These subdivision items are scheduled for Planning Board consideration on September 23, 2004. The items are further identified as follows:

Agenda Item #04 - Preliminary Plan 1-04039A
Silver Spring Gateway

Agenda Item #06 - Preliminary Plan 1-98092A
Rock Spring Center

Agenda Item #07 - Preliminary Plan 1-04079
Won Buddhism Property

Agenda Item #08 - Preliminary Plan 1-04061
Radwick Lane Property

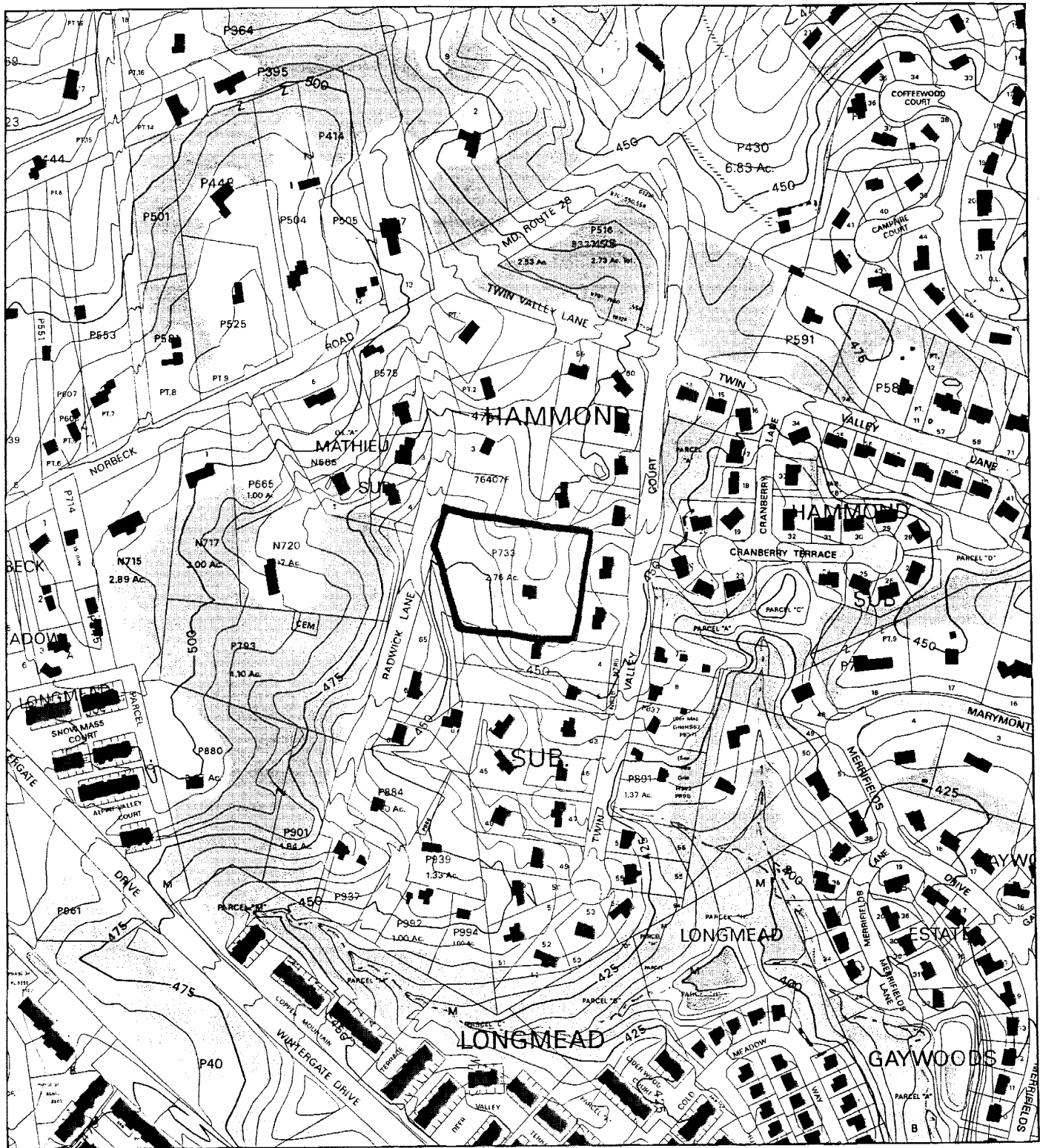
Agenda Item #09 - Preliminary Plan 1-04072
Twin Valley Lane

Agenda Item #10 - Preliminary Plan 1-04051
R.T. Schaeffer Property

Agenda Item #12 - Preliminary Plan 1-04040
Fiddler Park

Attachment

RADWICK LANE PROPERTY (1-04061)



Map compiled on March 09, 2004 at 3:13 PM | Site located on base sheet no - 221NW03

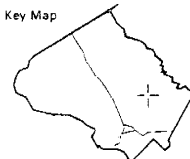
NOTICE

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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

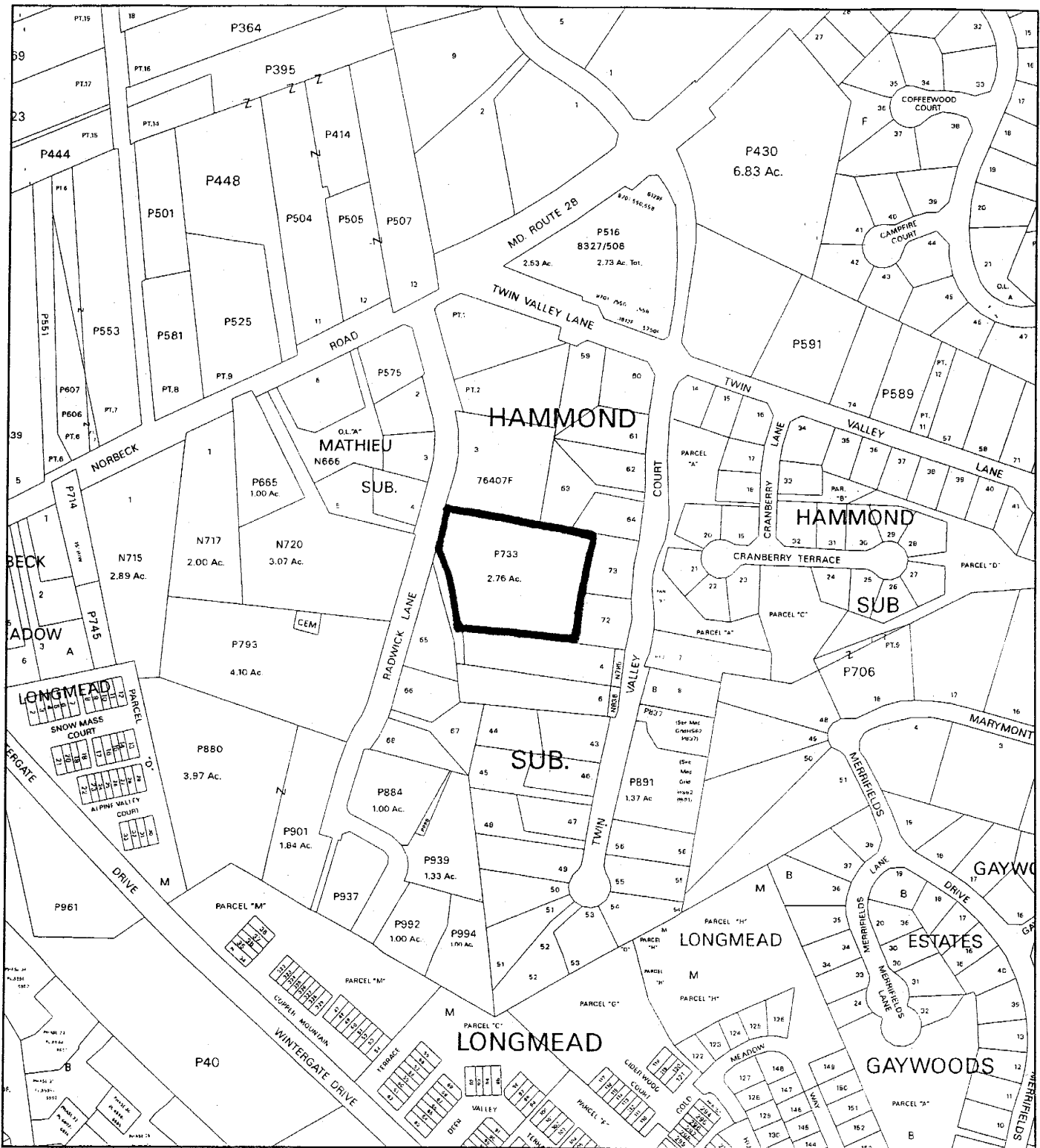


Research & Technology Center 400



1 inch = 400 feet
1 : 4800

RADWICK LANE PROPERTY (1-04061)



Map compiled on March 09, 2004 at 3:16 PM | Site located on base sheet no - 221NW03

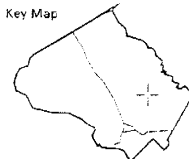
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Key Map



N

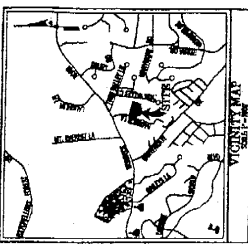


Research & Technology Center 400



1 inch = 400 feet

1 : 4800



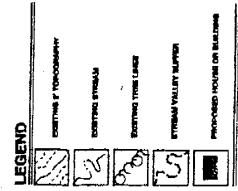
DEVELOPMENT STANDARDS (R-200 ZONE)

Setback	Minimum	Maximum
Lot Area (R-2-C-1, 2010)	50,000 S.F. MIN.	75,000 S.F. MAX.
Lot Width (R-2-C-1, 2010)	100 FT. MIN.	120 FT. MAX.
Lot Depth (R-2-C-1, 2010)	50 FT. MIN.	80 FT. MAX.
Minimum Front Setback (R-2-C-1, 2010)	10 FT. MIN.	15 FT. MAX.
Minimum Side Setback (R-2-C-1, 2010)	10 FT. MIN.	15 FT. MAX.
Minimum Rear Setback (R-2-C-1, 2010)	10 FT. MIN.	15 FT. MAX.
Minimum Front Yard Coverage (R-2-C-1, 2010)	15%	20%
Maximum Lot Coverage (R-2-C-1, 2010)	35%	40%
Maximum Floor Area Ratio (FAR) (R-2-C-1, 2010)	0.5	0.7
Minimum Lot Area (R-2-C-1, 2010)	50,000 S.F. MIN.	75,000 S.F. MAX.
Minimum Lot Width (R-2-C-1, 2010)	100 FT. MIN.	120 FT. MAX.
Minimum Lot Depth (R-2-C-1, 2010)	50 FT. MIN.	80 FT. MAX.
Minimum Front Setback (R-2-C-1, 2010)	10 FT. MIN.	15 FT. MAX.
Minimum Side Setback (R-2-C-1, 2010)	10 FT. MIN.	15 FT. MAX.
Minimum Rear Setback (R-2-C-1, 2010)	10 FT. MIN.	15 FT. MAX.
Minimum Front Yard Coverage (R-2-C-1, 2010)	15%	20%
Maximum Lot Coverage (R-2-C-1, 2010)	35%	40%
Maximum Floor Area Ratio (FAR) (R-2-C-1, 2010)	0.5	0.7

Note: Minimum setbacks for use of this subdivision application shall be subject to a utility area restrictive easement (URLE) to be administered by the utility agency.

GENERAL NOTES

- Boundary information shown is based on PLAT coverage by Subdivisions 5 & 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



GENERAL CONTRACT PURCHASER:
#2 DEVELOPMENT
 8000 SUMMIT HILL CT.
 GREENSBORO, NC 27407
 PH: (336) 229-9811
 CONTACT: MR. BRYAN WY

GENERAL CIVIL ENGINEER:
TRANSFORMATION
 ENVIRONMENTAL
 GEOGRAPHIC SERVICES
 GREENSPRING & O'MARA, INC.
 3000 COUNTRY BLENDED, SUITE 200, GERMANTOWN, MARYLAND 20874
 PHONE: (301) 464-6181
 WWW.TRANSFORMATIONENV.COM

DATE:

NO.

REVISION

DATE:

GREENSPRING & O'MARA, INC.
 3000 COUNTRY BLENDED, SUITE 200, GERMANTOWN, MARYLAND 20874
 PHONE: (301) 464-6181
 WWW.TRANSFORMATIONENV.COM

PRELIMINARY PLAN OF SUBDIVISION
 PARCELS 703
RADWICK LANE PROPERTY
 1.6685 AC. ±
 1 OF 1

DATE: 08/12/10
 DRAWN BY: A. H. H. (A. H. H.)
 CHECKED BY: A. H. H. (A. H. H.)
 DATE: 08/12/10

SCALE: 1" = 50'

PROJECT NO. 100-000000-001
 SHEET NO. 1 OF 1
 TOTAL SHEETS: 1

OPEN SECTION SECONDARY ROAD
 SECTION 1
 (SEE PLAT NO. 100-000000-001)
 (SEE PLAT NO. 100-000000-001)

BY APPROVED CONCRETE SERVICE CORP.
 BY APPROVED CONCRETE SERVICE CORP.
 APPROVED SIGNATURE
 APPROVED SIGNATURE

RADWICK LANE ROAD SECTION

1. Heavy traffic shall exist. Preliminary file has been approved by the Commission with the administrative restriction released October 27, 1981, and revised October 27, 1981.

2. There are no known historic landmarks on this site.

