

CHEVY CHASE (1-04032)



Map compiled on November 05, 2003 at 11:59 AM | Site located on base sheet no - 209NW04

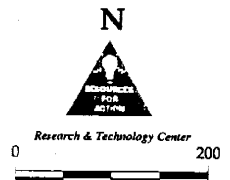
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric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

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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



1 : 2400



NEIGHBORHOOD DELINEATION

1-04032

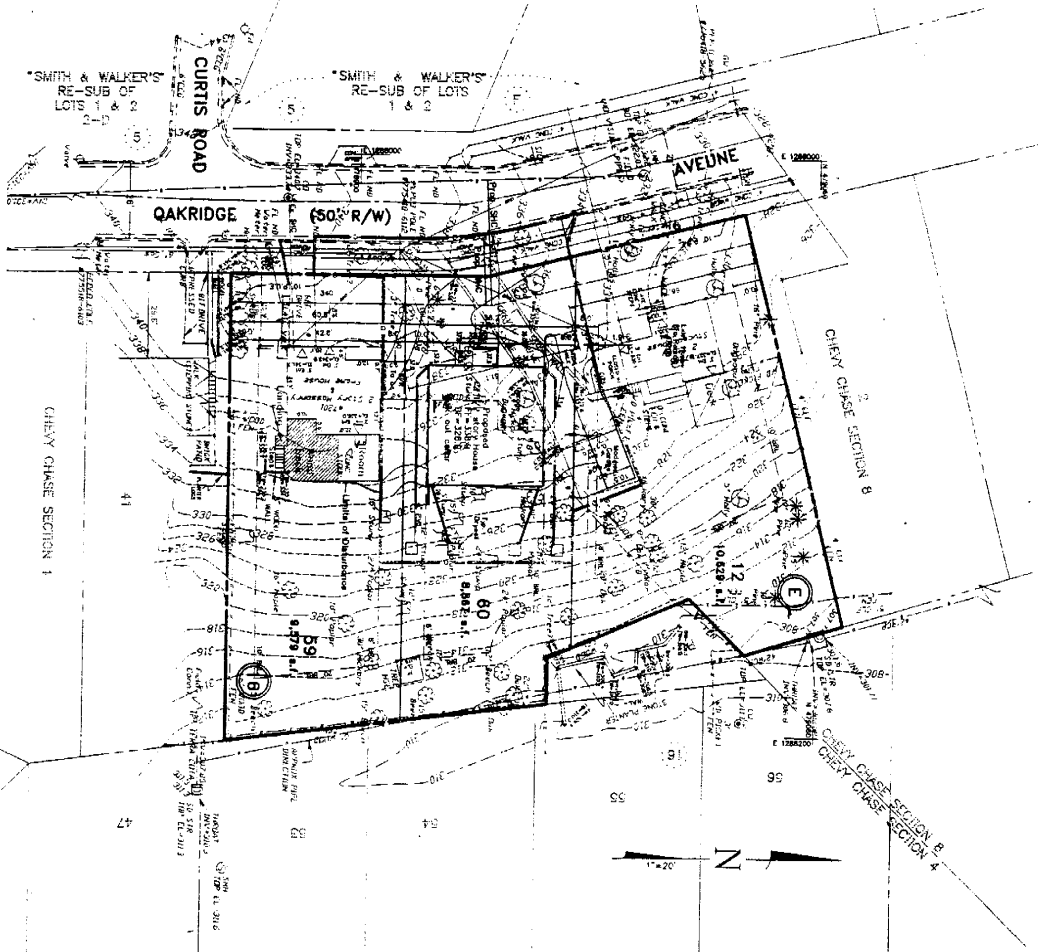
20	19	18	17
13-c			
13-d	14	15	16
7	8	9	10

23	PT.10	19
22	4 11	17
21	PT.12	16
20	PT.12	15
19	PT.13	14
18	PT.13	13
17	PT.1	33
16	PT.1	32
15	PT.1	31
14	PT.1	P540
13	PT.7	P542
12	PT.9	P541
11	PT.10	
10	PT.11	P595
9	PT.11	P594
8	PT.11	P648
7	PT.11	
6	PT.11	
5	PT.11	
4	PT.11	
3	PT.11	
2	PT.11	
1	PT.11	
PAR. 8	PAR. 9	
PAR. 7		
PAR. 6		
PAR. 5		
PAR. 4		
PAR. 3		
PAR. 2		
PAR. 1		
PAR. 14		
4		
3		
2		
1		
P864	P811	
PT.11		
PT.11		

APPROVALS:

DATE:	7/16/87
BY:	[Signature]
TITLE:	REGISTERED PROFESSIONAL ENGINEER
NO.:	10000000000000000000
PROJECT:	PRELIMINARY PLAN OF SUBDIVISION
ADDRESS:	STANBARD No. MC-21002

STANDARD No. MC-21002



OWNER/APPLICANT:
Bloom Builders
Mr. Lawie Bloom
4412 Walsh Street
Chevy Chase, MD 20815
Phone: (301) 442-2223
Fax: (301) 718-4405

NO.	DATE	DESCRIPTION	BY
1	7/16/87	PRELIMINARY PLAN	[Signature]

7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

PRELIMINARY PLAN OF SUBDIVISION
LOT 12 BLK. E & LOTS 59, 60 BLK. 16
CHEVY CHASE
SECTIONS 4 & 8

MHC Marcia Hendricks & Glascock, P.A.
Engineers & Planners
Landmarks Architects • Engineers
3020 National Road, Suite 200
Bethesda, Maryland 20814
Phone: (301) 461-0000
Fax: (301) 461-0000
www.mhcgroup.com

Proj. No. 000
Job No. 000
Scale 1"=20'
Project No. 000
Sheet No. 000

revised plan

VICINITY MAP
SCALE 1" = 2,000'

RELEVANT STANDARDS R-60, Residential, One Family (Code 28-61-20)

Quantity of development	Residential/Professional	Proposed
Lot area (28-61-20)	6,000 sq. ft. min.	4,500 sq. ft. (3.0 ac / 0.66 ac.)
Lot width (28-61-20)	30 ft. min.	30 ft. min.
Lot depth (28-61-20)	30 ft. min.	30 ft. min.
Setback (28-61-20)	25 ft. min.	25 ft. min.
Maximum height (28-61-20)	35 ft. max.	35 ft. max.
Maximum number of stories (28-61-20)	3 stories max.	3 stories max.
Maximum number of units per acre (28-61-20)	10 units/acre	10 units/acre
Maximum number of units per lot (28-61-20)	1 unit/lot	1 unit/lot
Maximum number of units per block (28-61-20)	10 units/block	10 units/block
Maximum number of units per street (28-61-20)	10 units/street	10 units/street
Maximum number of units per section (28-61-20)	10 units/section	10 units/section
Maximum number of units per subdivision (28-61-20)	10 units/subdivision	10 units/subdivision

- NOTES:**
- The plan is submitted as a preliminary plan of subdivision.
 - Temporary easements are shown on this plan.
 - Boundary lines are shown on this plan.
 - The project is to be developed in accordance with the zoning ordinance.
 - Maximum of 10 units per lot.
 - Maximum of 10 units per block.
 - Maximum of 10 units per street.
 - Maximum of 10 units per section.
 - Maximum of 10 units per subdivision.
 - This site is within the boundaries of the Chevy Chase Section 8.
 - The site is to be developed in accordance with the zoning ordinance.
 - Maximum of 10 units per lot.
 - Maximum of 10 units per block.
 - Maximum of 10 units per street.
 - Maximum of 10 units per section.
 - Maximum of 10 units per subdivision.

RE-SUBDIVISION CHART
 JOB NAME: Chevy Chase Lots 1 & 42
 MHG JOB NUMBER 2003.168

MNCPPC File Number: 1-04032

SUBDIVISION	LOT/BLOCK	FRONTAGE	SIZE	BUILDABLE		WIDTH @ BRL	SHAPE	ALIGNMENT	COMMENTS
				AREA					
Norwood Heights Plat. 2467	1-A/5	80.00	6,419	2,397		80.00	Rectangular	Perpendicular	Corner Lot
	1-B/5	70.00	5,610	2,527		70.00	Rectangular	Perpendicular	
Norwood Heights Plat. 306	1-C/5	70.00	5,607	2,528		70.00	Rectangular	Perpendicular	Corner Lot
	1-D/5	70.00	5,604	2,523		70.00	Rectangular	Perpendicular	
Chevy Chase, Sec. 8 Plat.321	1-E/5	84.38	5,608	2,158		84.38	Trapezoidal	Perpendicular	Corner Lot
	2-A/5	80.20	7,466	2,987		80.20	Rectangular	Perpendicular	Corner Lot
	2-B/5	83.20	6,664	3,121		83.20	Rectangular	Perpendicular	
	2-C/5	83.20	6,660	3,116		83.20	Rectangular	Perpendicular	
	2-D/5	98.09	6,520	3,056		91.80	Trapezoidal	Perpendicular	Corner Lot
	1/F	60.00	8,981	4,304		60.00	Trapezoidal	Perpendicular	
	9/F	85.33	4,871	1,674		66.63	Triangular	Perpendicular	
	10/E	60.00	8,348	4,232		62.80	Trapezoidal	Radial	
	9/E	60.00	6,741	3,169		57.70	Rectangular	Perpendicular	
	8/E	75.00	6,478	2,919		66.00	Trapezoidal	Radial	
	7/E	80.00	7,010	1,950		71.50	Trapezoidal	Perpendicular	Corner Lot
	6/E	70.00	12,958	7,774		81.10	Irregular	Radial	
	5/E	60.00	12,845	7,276		69.50	Trapezoidal	Radial	
	4/E	60.00	8,397	4,367		60.00	Rectangular	Perpendicular	
	3/E	60.00	8,557	4,490		60.00	Rectangular	Perpendicular	
	2/E	60.00	8,717	4,613		60.00	Rectangular	Perpendicular	
	41/16	50.00	8,223	4,295		50.00	Trapezoidal	Perpendicular	
	40/16	50.00	8,224	4,274		50.00	Trapezoidal	Perpendicular	
	39/16	50.00	7,112	3,420		50.00	Trapezoidal	Perpendicular	
	38/16	55.00	6,539	2,922		55.53	Trapezoidal	Radial	
37/16	65.00	5,920	2,185		66.57	Trapezoidal	Radial		
36/16	87.99	7,961	2,079		89.79	Trapezoidal	Radial	Corner Lot	
52/16	85.00	5,756	1,628		73.83	Trapezoidal	Radial		
51/16	60.00	6,174	2,379		60.00	Trapezoidal	Perpendicular		
50/16	50.00	6,100	2,549		50.00	Trapezoidal	Perpendicular		
49/16	50.00	6,968	3,175		50.00	Trapezoidal	Perpendicular		
48/16	117.00	8,148	3,752		94.22	Pie	Perpendicular		
47/16	60.00	8,286	4,275		60.00	Trapezoidal	Perpendicular		
Resub. of CC Park & Chevy Chase, Sec. 4 Plat.405	53/16	60.00	8,733	4,618		60.00	Trapezoidal	Perpendicular	
	54/16	60.00	9,179	4,960		60.00	Trapezoidal	Perpendicular	
	55/16	60.00	9,626	5,302		60.00	Trapezoidal	Perpendicular	
	56/16	60.00	10,744	5,958		60.00	Irregular	Perpendicular	
Resub. of CC Park & Chevy Chase, Sec. 4 Plat. 412	19/2	28.99	7,997	3,714		50.00	Trapezoidal	Radial	
	20/2	39.72	6,675	2,977		50.00	Trapezoidal	Radial	
	21/2	43.93	5,546	2,301		50.00	Trapezoidal	Radial	
	22/2	40.67	5,936	2,505		50.00	Trapezoidal	Radial	
	23/2	40.68	8,394	4,118		50.00	Trapezoidal	Radial	
	24/2	43.93	5,546	2,301		50.00	Trapezoidal	Radial	
	25/2	40.67	5,936	2,505		50.00	Trapezoidal	Radial	
	26/2	40.68	8,394	4,118		50.00	Trapezoidal	Radial	
Proposed Lots	12/E	60.36	10,629	4,584		66.71	Irregular	Perpendicular	
	60/16	60.16	8,867	4,069		61.08	Irregular	Perpendicular	
	59/16	60.78	9,579	4,783		60.78	Trapezoidal	Perpendicular	

RE-SUBDIVISION CHART
 JOB NAME: Chevy Chase Lots 1 & 42
 MHG JOB NUMBER 2003.168

Rank by Frontage

LOT/BLOCK	FRONTAGE	SIZE	BUILDABLE AREA	WIDTH @ BRL	SHAPE	ALIGNMENT	COMMENTS	
19/2	28.99	7,997	3,714	50.00	Trapeziodal	Radial		
20/2	39.72	6,675	2,977	50.00	Trapeziodal	Radial		
22/2	40.67	5,936	2,505	50.00	Trapeziodal	Radial		
25/2	40.67	5,936	2,505	50.00	Trapeziodal	Radial		
23/2	40.68	8,394	4,118	50.00	Trapeziodal	Radial		
26/2	40.68	8,394	4,118	50.00	Trapeziodal	Radial		
21/2	43.93	5,546	2,301	50.00	Trapeziodal	Radial		
24/2	43.93	5,546	2,301	50.00	Trapeziodal	Radial		
41/16	50.00	8,223	4,295	50.00	Trapeziodal	Perpendicular		
40/16	50.00	8,224	4,274	50.00	Trapeziodal	Perpendicular		
39/16	50.00	7,112	3,420	50.00	Trapeziodal	Perpendicular		
50/16	50.00	6,100	2,549	50.00	Trapeziodal	Perpendicular		
49/16	50.00	6,968	3,175	50.00	Trapeziodal	Perpendicular		
38/16	55.00	6,539	2,922	55.53	Trapeziodal	Radial		
1/F	60.00	8,981	4,304	60.00	Trapeziodal	Perpendicular		
10/E	60.00	8,348	4,232	62.80	Trapeziodal	Radial		
9/E	60.00	6,741	3,169	57.70	Rectangular	Perpendicular		
5/E	60.00	12,845	7,276	69.50	Trapeziodal	Radial		
4/E	60.00	8,397	4,367	60.00	Rectangular	Perpendicular		
3/E	60.00	8,557	4,490	60.00	Rectangular	Perpendicular		
2/E	60.00	8,717	4,613	60.00	Rectangular	Perpendicular		
51/16	60.00	6,174	2,379	60.00	Trapeziodal	Perpendicular		
47/16	60.00	8,286	4,275	60.00	Trapeziodal	Perpendicular		
53/16	60.00	8,733	4,618	60.00	Trapeziodal	Perpendicular		
54/16	60.00	9,179	4,960	60.00	Trapeziodal	Perpendicular		
55/16	60.00	9,626	5,302	60.00	Trapeziodal	Perpendicular		
56/16	60.00	10,744	5,958	60.00	Irregular	Perpendicular		
Proposed Lot	60/16	60.16	8,867	4,069	61.08	Irregular	Perpendicular	
Proposed Lot	12/E	60.36	10,629	4,584	66.71	Irregular	Perpendicular	
Proposed Lot	59/16	60.78	9,579	4,783	60.78	Trapeziodal	Perpendicular	
	37/16	65.00	5,920	2,185	66.57	Trapeziodal	Radial	
	1-B/5	70.00	5,610	2,527	70.00	Rectangular	Perpendicular	
	1-C/5	70.00	5,607	2,528	70.00	Rectangular	Perpendicular	
	1-D/5	70.00	5,604	2,523	70.00	Rectangular	Perpendicular	
	6/E	70.00	12,958	7,774	81.10	Irregular	Radial	
	8/E	75.00	6,478	2,919	66.00	Trapeziodal	Radial	
	1-A/5	80.00	6,419	2,397	80.00	Rectangular	Perpendicular	Corner Lot
	7/E	80.00	7,010	1,950	71.50	Trapeziodal	Perpendicular	Corner Lot
	2-A/5	80.20	7,466	2,987	80.20	Rectangular	Perpendicular	Corner Lot
	2-B/5	83.20	6,664	3,121	83.20	Rectangular	Perpendicular	
	2-C/5	83.20	6,660	3,116	83.20	Rectangular	Perpendicular	
	1-E/5	84.38	5,608	2,158	84.38	Trapeziodal	Perpendicular	Corner Lot
	52/16	85.00	5,756	1,628	73.83	Trapeziodal	Radial	
	9/F	85.33	4,871	1,674	66.63	Triangular	Perpendicular	
	36/16	87.99	7,961	2,079	89.79	Trapeziodal	Radial	Corner Lot
	2-D/5	98.09	6,520	3,056	91.80	Trapeziodal	Perpendicular	Corner Lot
	48/16	117.00	8,148	3,752	94.22	Pie	Perpendicular	

RE-SUBDIVISION CHART

JOB NAME: Chevy Chase Lots 1 & 42

MHG JOB NUMBER 2003.168

Rank by Size

LOT/BLOCK	FRONTAGE	SIZE	BUILDABLE AREA	WIDTH @ BRL	SHAPE	ALIGNMENT	COMMENTS
9/F	85.33	4,871	1,674	66.63	Triangular	Perpendicular	
21/2	43.93	5,546	2,301	50.00	Trapezoidal	Radial	
24/2	43.93	5,546	2,301	50.00	Trapezoidal	Radial	
1-D/5	70.00	5,604	2,523	70.00	Rectangular	Perpendicular	
1-C/5	70.00	5,607	2,528	70.00	Rectangular	Perpendicular	
1-E/5	84.38	5,608	2,158	84.38	Trapezoidal	Perpendicular	Corner Lot
1-B/5	70.00	5,610	2,527	70.00	Rectangular	Perpendicular	
52/16	85.00	5,756	1,628	73.83	Trapezoidal	Radial	
37/16	65.00	5,920	2,185	66.57	Trapezoidal	Radial	
22/2	40.67	5,936	2,505	50.00	Trapezoidal	Radial	
25/2	40.67	5,936	2,505	50.00	Trapezoidal	Radial	
50/16	50.00	6,100	2,549	50.00	Trapezoidal	Perpendicular	
51/16	60.00	6,174	2,379	60.00	Trapezoidal	Perpendicular	
1-A/5	80.00	6,419	2,397	80.00	Rectangular	Perpendicular	Corner Lot
8/E	75.00	6,478	2,919	66.00	Trapezoidal	Radial	
2-D/5	98.09	6,520	3,056	91.80	Trapezoidal	Perpendicular	Corner Lot
38/16	55.00	6,539	2,922	55.53	Trapezoidal	Radial	
2-C/5	83.20	6,660	3,116	83.20	Rectangular	Perpendicular	
2-B/5	83.20	6,664	3,121	83.20	Rectangular	Perpendicular	
20/2	39.72	6,675	2,977	50.00	Trapezoidal	Radial	
9/E	60.00	6,741	3,169	57.70	Rectangular	Perpendicular	
49/16	50.00	6,968	3,175	50.00	Trapezoidal	Perpendicular	
7/E	80.00	7,010	1,950	71.50	Trapezoidal	Perpendicular	Corner Lot
39/16	50.00	7,112	3,420	50.00	Trapezoidal	Perpendicular	
2-A/5	80.20	7,466	2,987	80.20	Rectangular	Perpendicular	Corner Lot
36/16	87.99	7,961	2,079	89.79	Trapezoidal	Radial	Corner Lot
19/2	28.99	7,997	3,714	50.00	Trapezoidal	Radial	
48/16	117.00	8,148	3,752	94.22	Pie	Perpendicular	
41/16	50.00	8,223	4,295	50.00	Trapezoidal	Perpendicular	
40/16	50.00	8,224	4,274	50.00	Trapezoidal	Perpendicular	
47/16	60.00	8,286	4,275	60.00	Trapezoidal	Perpendicular	
10/E	60.00	8,348	4,232	62.80	Trapezoidal	Radial	
23/2	40.68	8,394	4,118	50.00	Trapezoidal	Radial	
26/2	40.68	8,394	4,118	50.00	Trapezoidal	Radial	
4/E	60.00	8,397	4,367	60.00	Rectangular	Perpendicular	
3/E	60.00	8,557	4,490	60.00	Rectangular	Perpendicular	
2/E	60.00	8,717	4,613	60.00	Rectangular	Perpendicular	
53/16	60.00	8,733	4,618	60.00	Trapezoidal	Perpendicular	
Proposed Lot	60/16	60.16	8,867	4,069	61.08	Irregular	Perpendicular
1/F	60.00	8,981	4,304	60.00	Trapezoidal	Perpendicular	
54/16	60.00	9,179	4,960	60.00	Trapezoidal	Perpendicular	
Proposed Lot	59/16	60.78	9,579	4,783	60.78	Trapezoidal	Perpendicular
55/16	60.00	9,626	5,302	60.00	Trapezoidal	Perpendicular	
Proposed Lot	12/E	60.36	10,629	4,584	66.71	Irregular	Perpendicular
56/16	60.00	10,744	5,958	60.00	Irregular	Perpendicular	
5/E	60.00	12,845	7,276	69.50	Trapezoidal	Radial	
6/E	70.00	12,958	7,774	81.10	Irregular	Radial	

RE-SUBDIVISION CHART
 JOB NAME: Chevy Chase Lots 1 & 42
 MHG JOB NUMBER 2003.168

Rank by Buildable Area

LOT/BLOCK	FRONTAGE	SIZE	BUILDABLE AREA	WIDTH @ BRL	SHAPE	ALIGNMENT	COMMENTS
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25/2	40.67	5,936	2,505	50.00	Trapeziodal	Radial	
1-D/5	70.00	5,604	2,523	70.00	Rectangular	Perpendicular	
1-B/5	70.00	5,610	2,527	70.00	Rectangular	Perpendicular	
1-C/5	70.00	5,607	2,528	70.00	Rectangular	Perpendicular	
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Proposed Lot	60/16	60.16	8,867	4,069	Irregular	Perpendicular	
23/2	40.68	8,394	4,118	50.00	Trapeziodal	Radial	
26/2	40.68	8,394	4,118	50.00	Trapeziodal	Radial	
10/E	60.00	8,348	4,232	62.80	Trapeziodal	Radial	
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3/E	60.00	8,557	4,490	60.00	Rectangular	Perpendicular	
Proposed Lot	12/E	60.36	10,629	4,584	Irregular	Perpendicular	
2/E	60.00	8,717	4,613	60.00	Rectangular	Perpendicular	
Proposed Lot	53/16	60.00	8,733	4,618	Trapeziodal	Perpendicular	
59/16	60.78	9,579	4,783	60.78	Trapeziodal	Perpendicular	
54/16	60.00	9,179	4,960	60.00	Trapeziodal	Perpendicular	
55/16	60.00	9,626	5,302	60.00	Trapeziodal	Perpendicular	
56/16	60.00	10,744	5,958	60.00	Irregular	Perpendicular	
5/E	60.00	12,845	7,276	69.50	Trapeziodal	Radial	
6/E	70.00	12,958	7,774	81.10	Irregular	Radial	