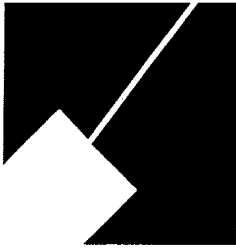


Item #12

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: October 15, 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 October 21, 2004.

Attached are copies of plan drawings for item #08, #09, #10, #12, #13 and #14. These subdivision items are scheduled for Planning Board consideration on October 21, 2004. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-01064
Deer Park

Agenda Item #09 - Preliminary Plan 1-05025
Porter Property

Agenda Item #10 - Preliminary Plan 1-89288A
Jordan/Smith's Add. Silver Spring

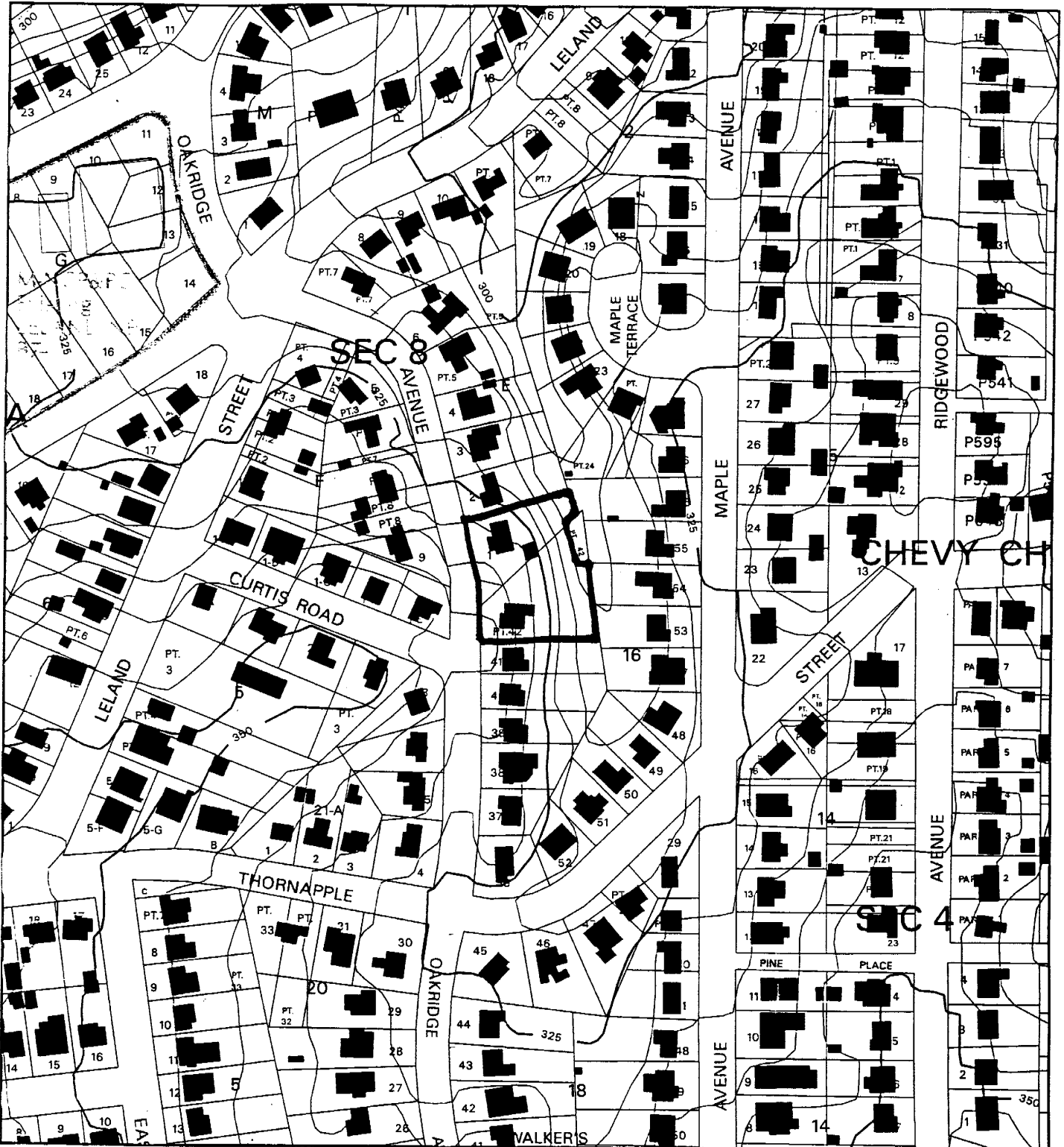
Agenda Item #12 - Preliminary Plan 1-04032
Chevy Chase

Agenda Item #13 - Preliminary Plan 1-04074
Bauer Tract

Agenda Item #14 - Preliminary Plan 1-04096
The Towns of Dogwood

Attachment

CHEVY CHASE (1-04032)



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

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



N

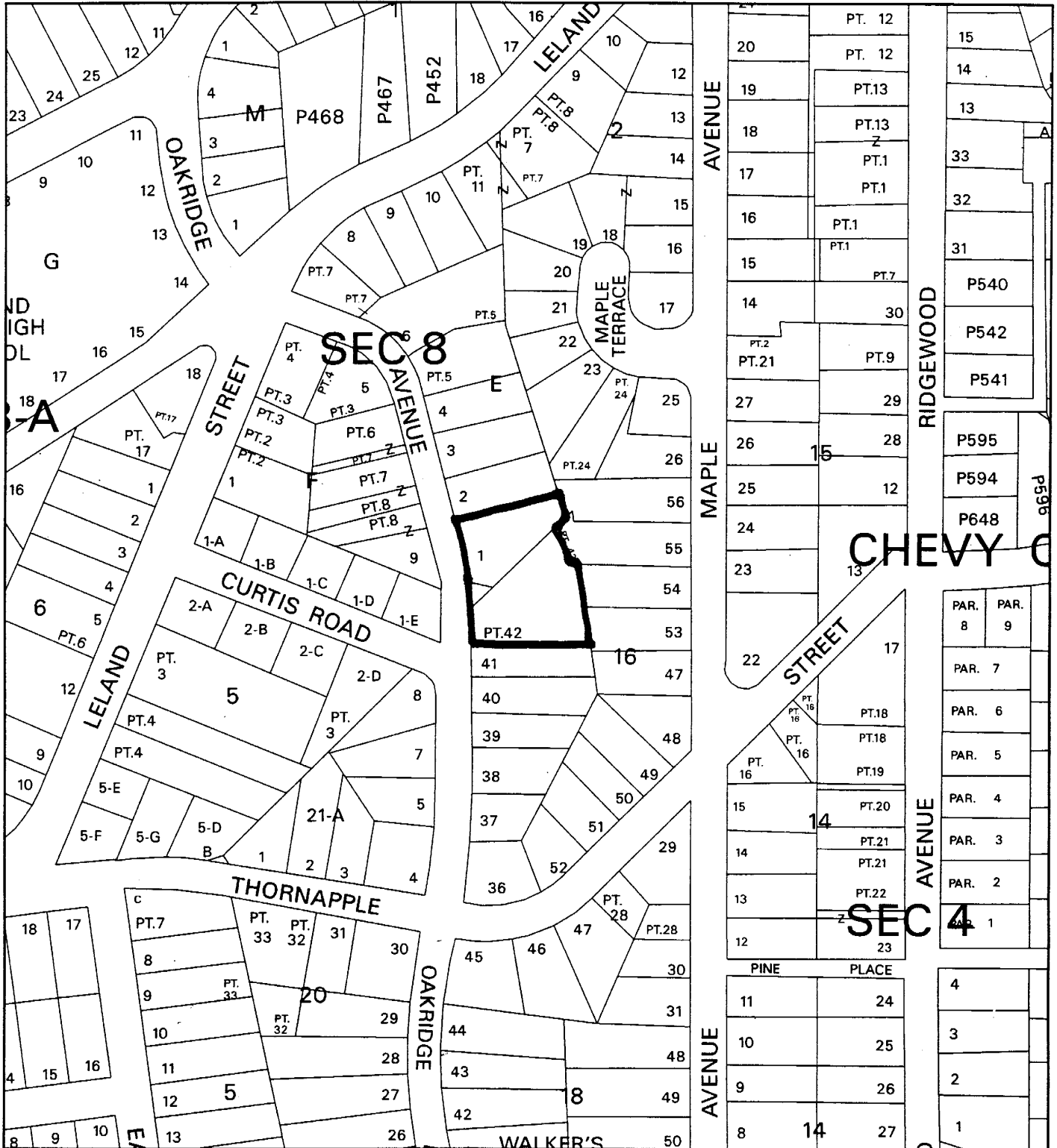


Research & Technology Center



1 : 2400

CHEVY CHASE (RETAKE) (1-04032)



Map compiled on August 02, 2004 at 11:55 AM | Site located on base sheet no - 209NW04

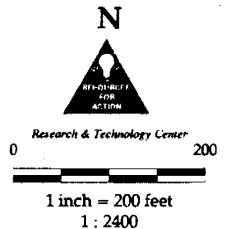
NOTICE

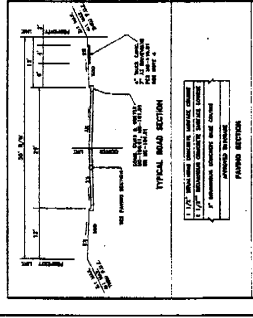
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

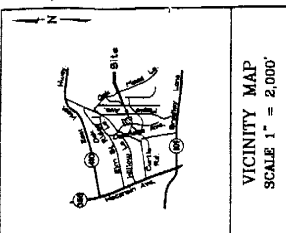
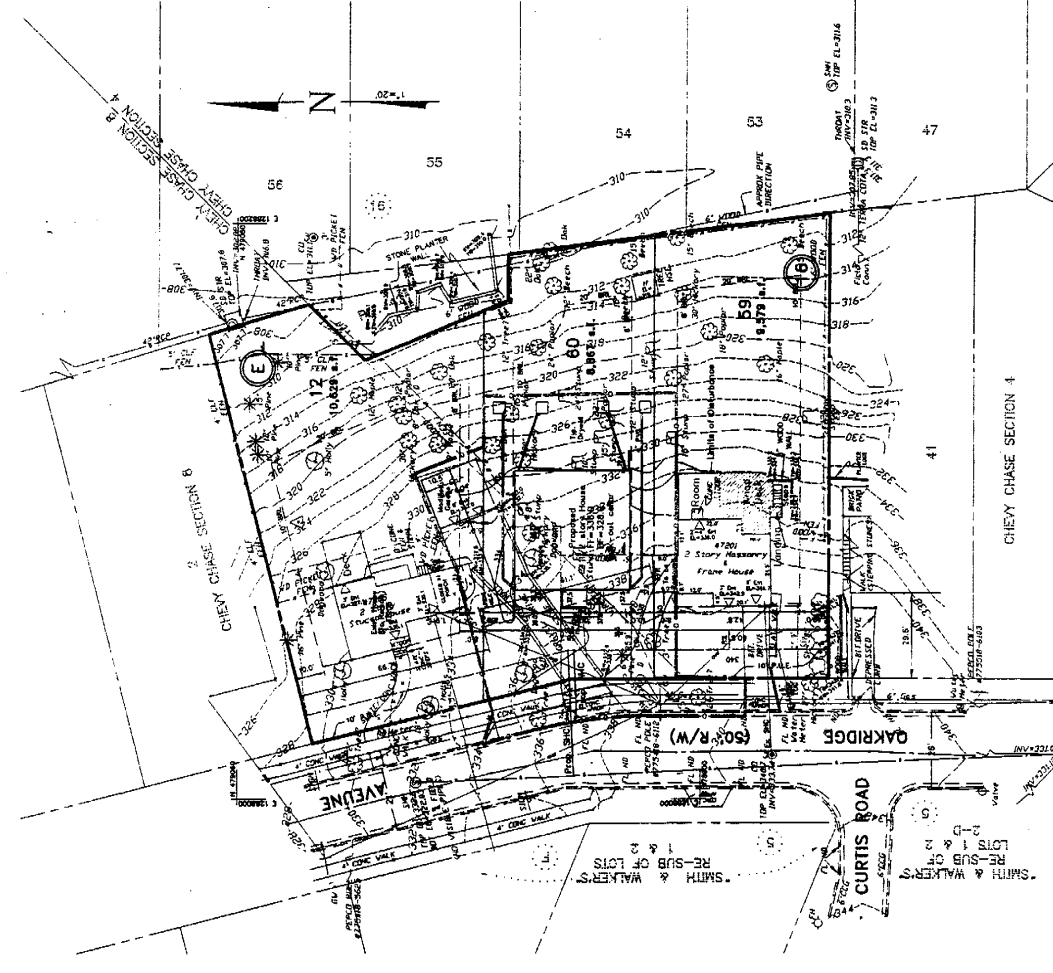




GENERAL NOTES

1. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS FOR RESIDENTIAL SUBDIVISIONS.
2. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS FOR RESIDENTIAL SUBDIVISIONS.
3. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS FOR RESIDENTIAL SUBDIVISIONS.
4. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS FOR RESIDENTIAL SUBDIVISIONS.
5. ALL LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS FOR RESIDENTIAL SUBDIVISIONS.

APPROVED: [Signature]
DATE: 7/10/04
PROJECT: TERTIARY RESIDENTIAL STREET
STANDARD No. MC-210.02



VICINITY MAP
SCALE 1" = 2,000'

DEVELOPMENT STANDARDS R-40, Residential, One Family
 (Chapter 66-5-1.33)

Density of Development: 7.28 Bu/Ac (4 uds)
 8,900 s.f. Min.
 Lot Width (50'-0" to 120'-0")
 Lot Depth (30'-0" to 120'-0")
 Setback from Adjoining Lot:
 -side adjoining subdivision boundary: 8 ft., 10 ft., total
 -rear adjoining subdivision boundary: 20 ft., min.
 Building Height (50'-0" to 120'-0"): 35 ft., at 5.0 stories
 Building Coverage (50'-0" to 120'-0"): 30% max.
 * Subject to an established building line, if any.

Proposed:
 Applied/Permitted
 4.35 Bu/Ac (3.0 uds / 0.08 ac.)
 8,887 s.f. Min.
 60 ft. min.
 25 ft. min.
 Established Building Line

AREA TABULATION

Section 4, Lot 15, Block 5
 - 15,000 s.f.
 - 0.34 ac.
 - 0.007 Bu/Ac (0.007 uds / 0.007 ac.)

- NOTES:**
1. This plan is submitted as a preliminary plan to Chevy Chase 1-0022.
 2. The proposed lots are shown with their proposed boundaries.
 3. Boundary information from recorded deeds and plat.
 4. Meter and sewer category is not set, respectively.
 5. The property is zoned R-40. The proposed lot use is Residential.
 6. Number of lots proposed by this plan: 3
 7. A vacant driveway, located between the proposed lots, is shown.
 8. This site is within the Chevy Chase Master Plan Area. Planning area 39.
 9. This site is within the Chevy Chase Comprehensive Policy Area.
 10. The designated lot number is the subject of this plan.
 11. This plan is not for construction purposes.
 12. Property lines and areas are subject to adjustment at final.
 13. All utility lines and easements are shown for informational purposes.
 14. All utility lines and easements are shown for informational purposes.
 15. All utility lines and easements are shown for informational purposes.
 16. All utility lines and easements are shown for informational purposes.

OWNER/APPLICANT:
 Bloomington
 4412 Walsh Street
 Chevy Chase, MD 20815
 Phone: (301) 442-2223
 Fax: (301) 718-4405

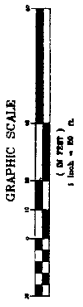
TAX MAP 98-242
WSP 208 IM 04

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

7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
 Marcia Hendricks & Glascock, P.A.
 Engineers & Planners
 Landscape Architects • Surveyors
 10000 Woodburn Lane
 Gaithersburg, MD 20878
 Phone: (301) 948-9000
 Fax: (301) 948-9001
 www.mhg.com

Proj. Mgr. Designer
 JAC JAC
 Date: July 2004
 Scale: 1"=200'
 Project No.: 03-110-01-1
 Sheet: 1 of 1



REVISIONS

7/10/04

7/10/04