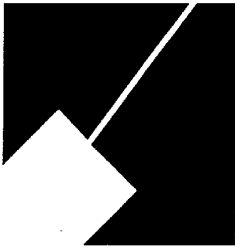


Item #9

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

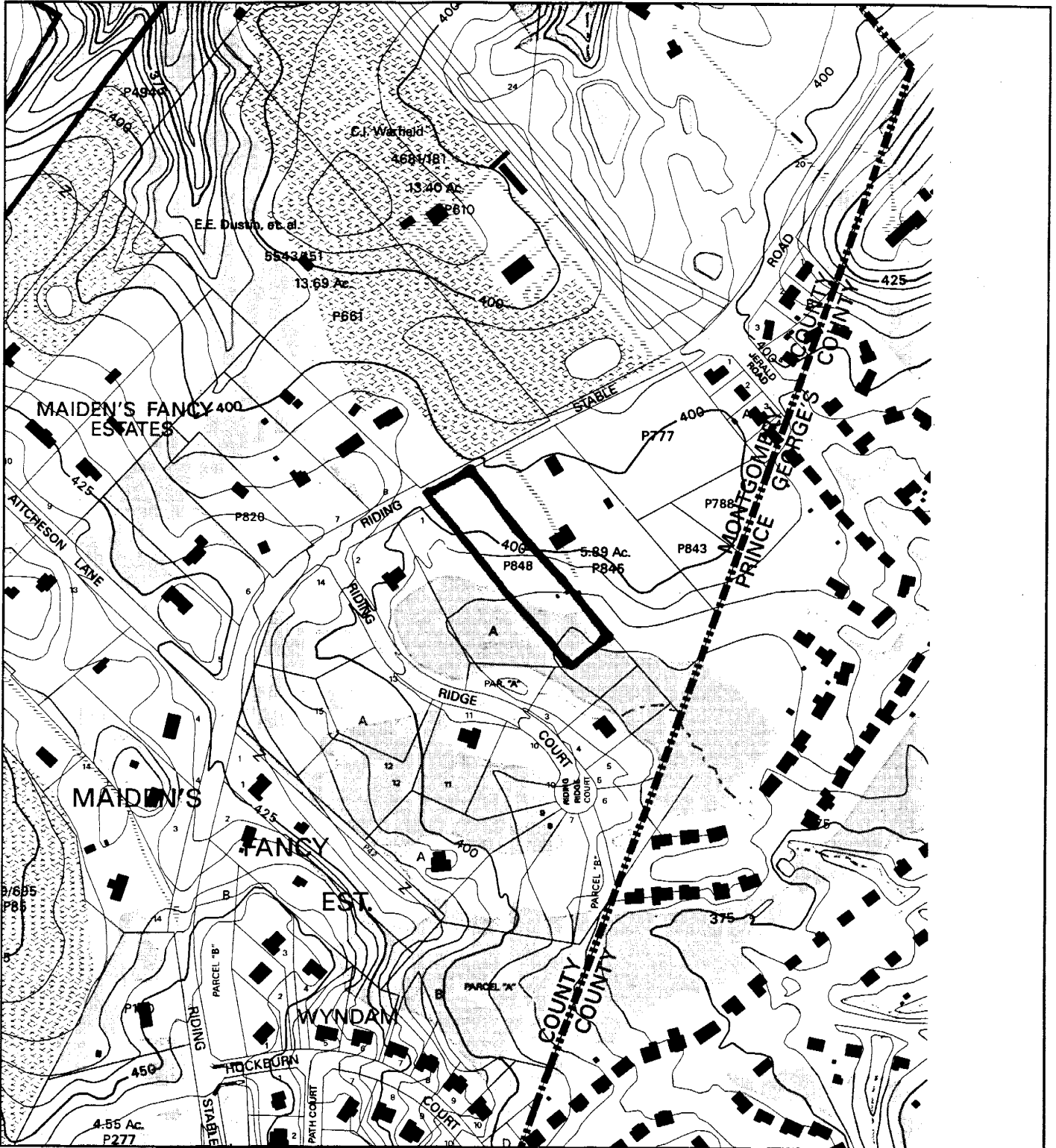
Agenda Item #12 - Preliminary Plan 1-04032  
Chevy Chase

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

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

Attachment

# PORTER PROPERTY, LOT 1 (1-05025)



Map compiled on September 07, 2004 at 1:03 PM | Site located on base sheet no - 221NE05

## 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

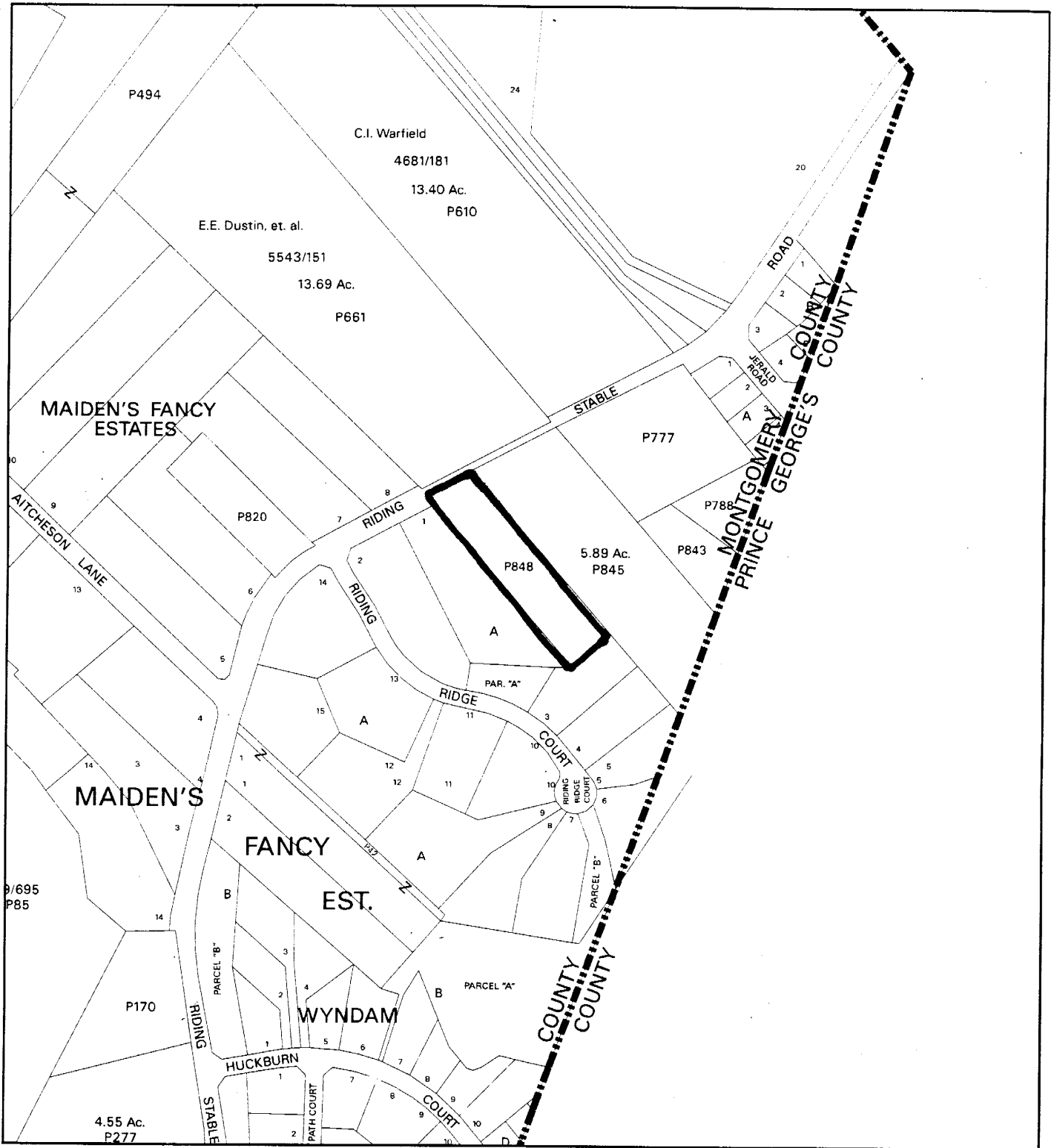


Research & Technology Center

0 400

1 inch = 400 feet  
1:4800

# PORTER PROPERTY, LOT 1 (1-05025)



Map compiled on October 15, 2004 at 8:31 AM | Site located on base sheet no - 221NE05

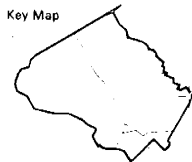
## NOTICE

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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 1:144,000 scale aerial photography using stereo photogrammetric methods.

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Key Map



N



Research & Technology Center

0 400

1 inch = 400 feet  
1 : 4800

**SEPTIC INFORMATION**

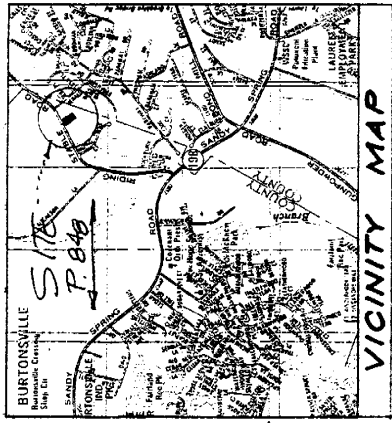
1. Septic system designed for a 5 bedroom house.
2. Tanks recommended to be above the 396 contour line.
3. Trenches: 24" stone, initial system = 442 LF, total 1766 LF, 10 feet apart on center.
4. Septic recovery area as shown.

Robin Boswell  
TM L5122, P 845  
L 16675, F 697

Riding Stable Estates  
P.O. 17-187 P 77 (R-200)

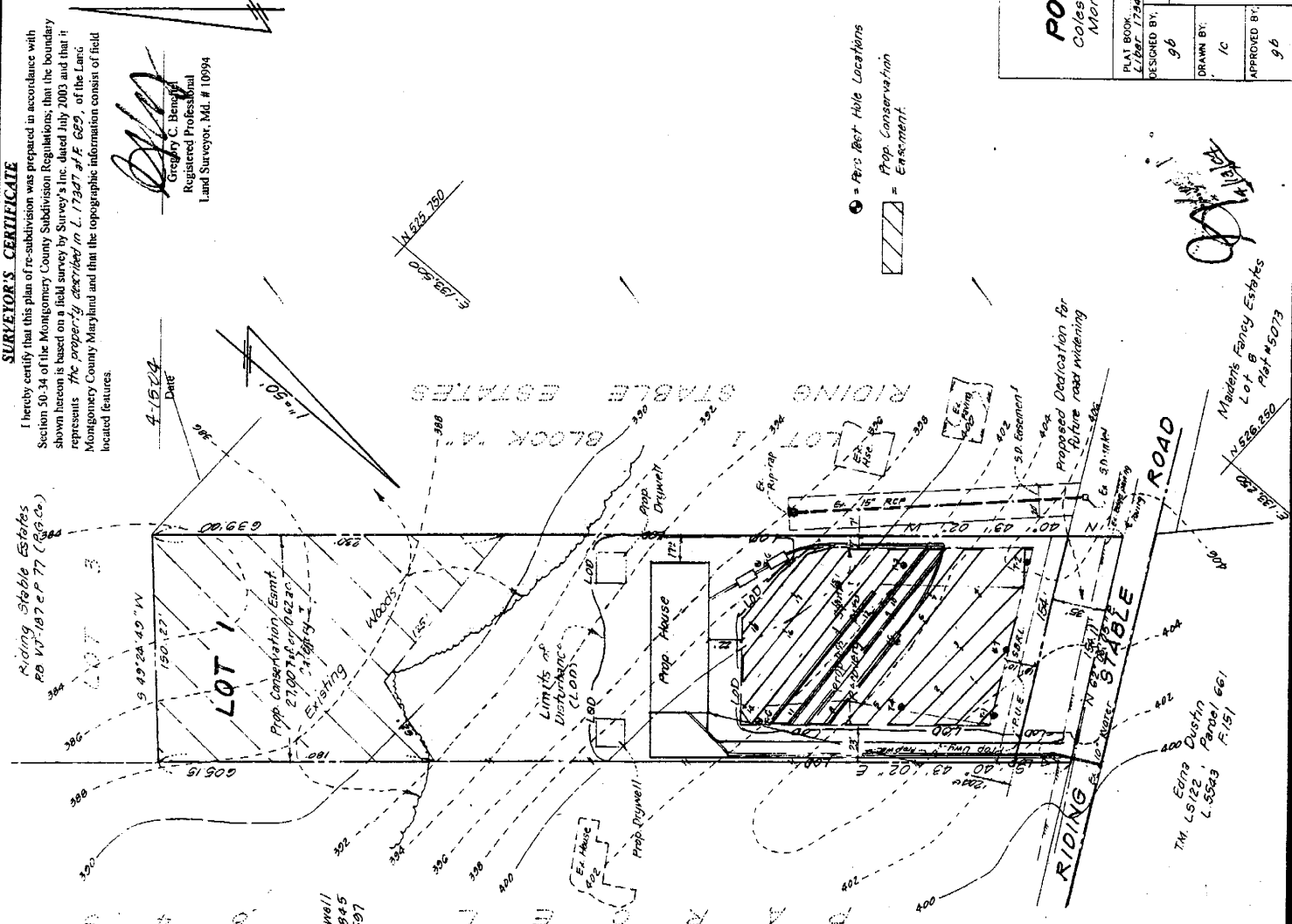
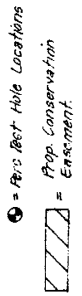
**SURVEYOR'S CERTIFICATE**  
I hereby certify that this plan of re-subdivision was prepared in accordance with Section 50-34 of the Montgomery County Subdivision Regulations; that the boundary shown hereon is based on a field survey by Surveyor's Inc. dated July 2003 and that it represents the property described in L. 17347 of F. 629, of the Land Montgomery County Maryland and that the topographic information consists of field located features.

*Gregory C. Remick*  
Gregory C. Remick  
Registered Professional  
Land Surveyor, Md. # 10994



**GENERAL NOTES**

1. Site Located on Tax Map L522, Parcel 848
2. Property zoned: R-150.
3. Total area of site = 2.14 acres
4. Proposed dedication = 0.12 acres
5. Proposed net area = 2.02 acres
6. Number of lots proposed = 1 (one)
7. Proposed use: Single family residential detached.
8. W.S.C. 200 sheet number = 221NE.05
9. Water supply = Public, category 3
10. Sewer supply = Private, category 6
11. Boundary and topography performed by Survey's, Inc
12. Soil Map 38 B; Soils Type: Sasatfinas.
13. Site located within zone "C" as shown on F.E.M.A Flood Insurance Rate Map Community Panel No. 240049-0200B of Montgomery County, Md
14. Developer: Legends Builders Inc  
P.O. Box 511  
Burtonsville, Md 20866
15. SIA File # 212437
16. NRJFSD File # 4-04311E
17. Existing Woodlands on site = 31,030 sf or 0.71 acres
18. Perc. Test # 202012.
19. Property address: 15811 Riding Stable Rd, Laurel, Md.
20. Owner/Applicants:  
Sami & Trina Porter  
P.O. Box 511  
Burtonsville, Md 20866  
202-564-4322



**SITE TABULATION:**

Total Site Area.....	2.14 ac. or 93,218 sf.
Proposed Dedication.....	0.12 ac. or 5,394 sf.
Existing Lots.....	1 (one).
Proposed Lots.....	1 (one).
Lot Areas: Lot 1.....	2.02 ac. or 87,991 sf.

Site Zoning.....R-150  
ALLOWED

Lot area.....	20,000 sf. min.
Lot coverage.....	25 % max.
Front yard setback.....	40' min.
Side yard setback.....	12' min.
Rear yard setback.....	25' total
Lot frontage.....	30' min.
Building Height.....	100' min at Blg line
Depth.....	50'
.....	4.40 DU/ac. avg.

PROVIDED  
LOT 1

2.02 ac. or 87,991 sf	7%
106'	17'
48'	431'
40'	40'
3.00 DU/ac.	

**PRELIMINARY I  
LOT 1  
PLAN**  
**PORTER PROPERTY**  
Colesville (5th) Election District  
Montgomery County, Maryland

PLAT BOOK: 7347	PLAT NO. 289	TAX MAP 52 GRID: PARCEL 848
DESIGNED BY: 96	SCALE 1" = 50'	DATE Aug 31, 03
DRAWN BY: IC		FIELD BK
APPROVED BY: 96		

**SURVEYS, INC.**  
SURVEYORS • ENGINEERS • LAND PLANNERS  
PERMIT SERVICES  
960 MAIN STREET  
LAUREL, MARYLAND 20707  
PHONE 301-716-0944 FAX 301-716-4743

JOB NO. 03-90  
FILE NO. M-473