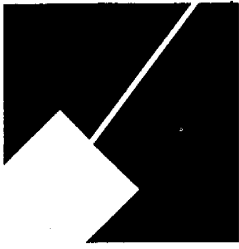


Item # 5

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:** January 3, 2005  
**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 January 06, 2005.

-----  
Attached are copies of plan drawings for item #04, #05, #06,  
#07, #08, and #09. These subdivision items are scheduled for  
Planning Board consideration on January 06, 2005. The items are  
further identified as follows:

Agenda Item #04 - Preliminary Plan 1-01067E  
East Hampshire Center Extension

Agenda Item #05 - Preliminary Plan 1-05042  
Concord

Agenda Item #06 - Minor Subdivision Plat 2-02138  
Stoney Creek Estates Minor Subdivision

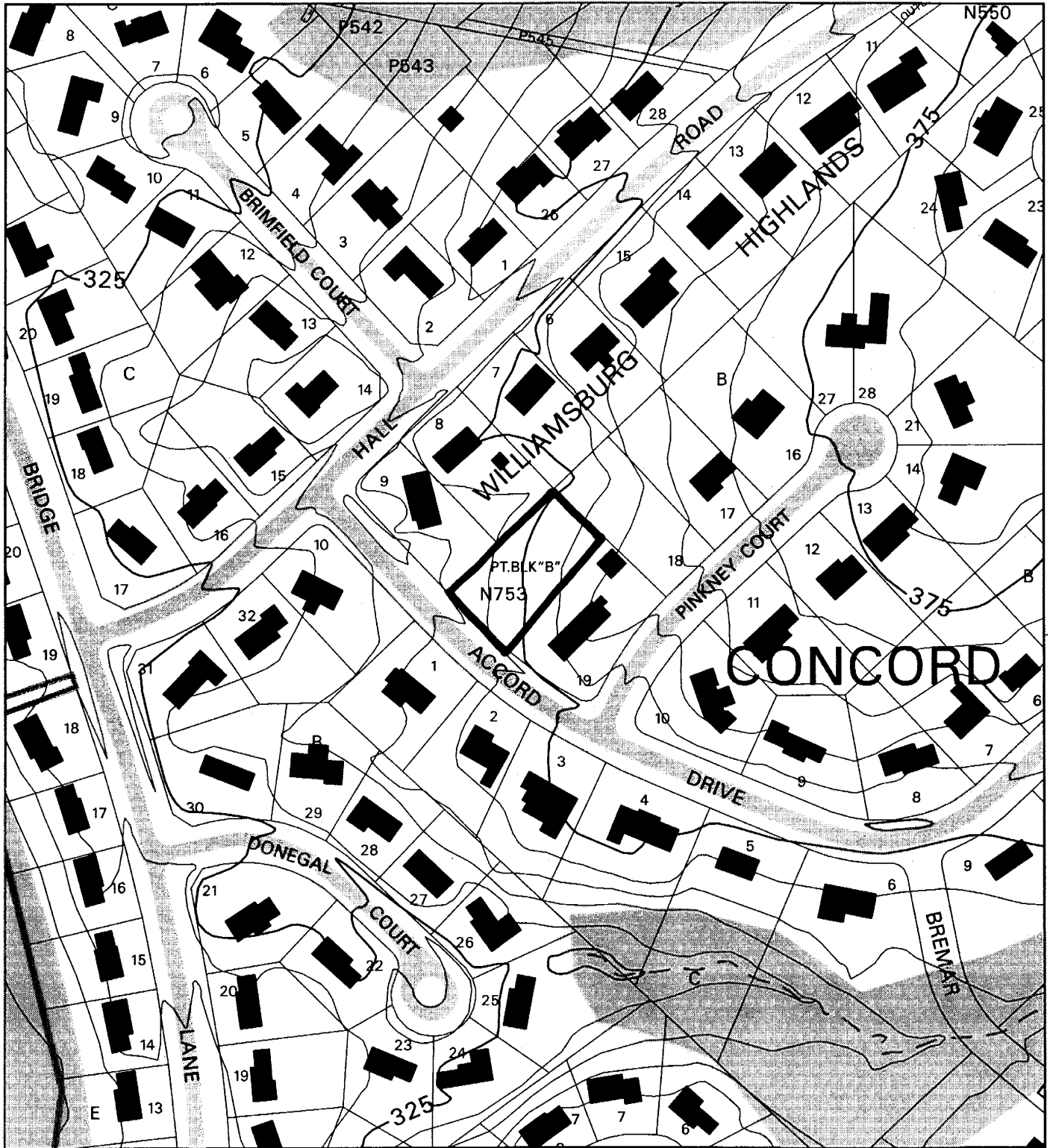
Agenda Item #07 - Preliminary Plan 1-05043  
Damascus Hill

Agenda Item #08 - Preliminary Plan 1-05008  
Ashton-Carvounis Property

Agenda Item #09 - Preliminary Plan 1-05002  
Verbits Acres

Attachment

# CONCORD (1-05042)



Map compiled on October 20, 2004 at 10:12 AM | Site located on base sheet no - 212NW10

## 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

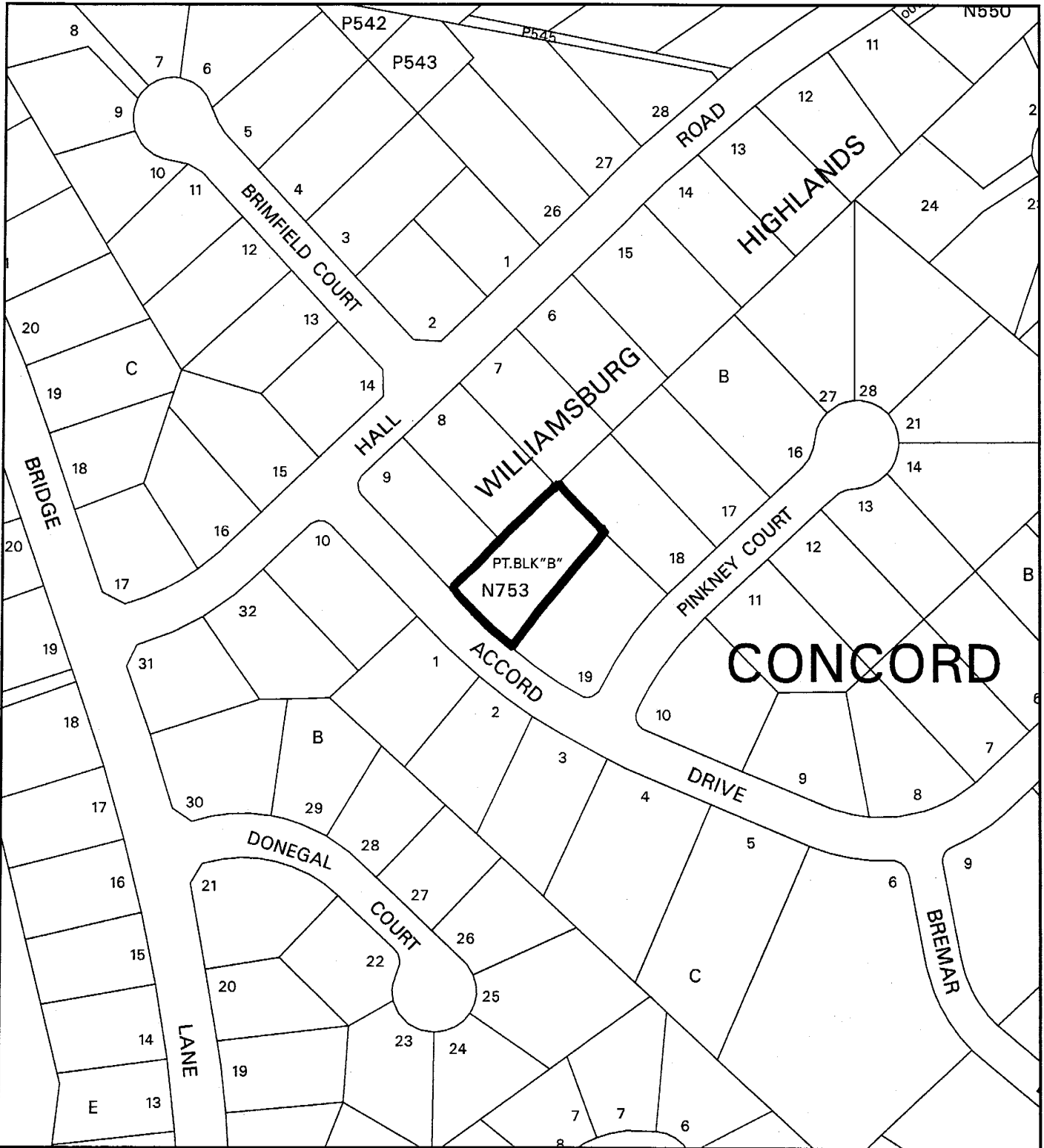


Research & Technology Center



1 inch = 200 feet  
1 : 2400

# CONCORD (1-05042)



Map compiled on January 03, 2005 at 10:11 AM | Site located on base sheet no - 212NW10

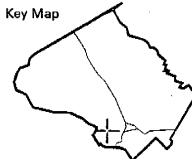
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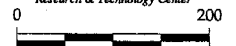
Key Map



N



Research & Technology Center



1 inch = 200 feet  
1 : 2400

**GENERAL NOTES**

- 1) WATER CATEGORY - 1 - SEWER CATEGORY - 1
- 2) EXISTING UTILITIES SHOWN ON THIS PLAN ARE SHOWN FOR INFORMATION ONLY. THE LOCATION OF ALL UTILITIES HAS BEEN VERIFIED BY FIELD SURVEYING. THE LOCATION OF ALL UTILITIES HAS BEEN VERIFIED BY FIELD SURVEYING. THE LOCATION OF ALL UTILITIES HAS BEEN VERIFIED BY FIELD SURVEYING.
- 3) 2-DOT CONTOUR DATA BASED ON A SURVEY PERFORMED BY CAS ENGINEERING, DATED JULY, 2004.
- 4) TOTAL LOT AREA: 20,200 S.F.
- 5) PROPERTY SHOWS ON THE MAP FROM PARCEL 1704, BLOCK B, CONCORD.
- 6) PROPERTY SHOWS ON THIS MAP FROM PARCEL 1704, BLOCK B, CONCORD.
- 7) PROPERTY SHOWS ON THIS MAP FROM PARCEL 1704, BLOCK B, CONCORD.
- 8) ROAD ZONE - 2 - FROM U.O. FROM TOWN, CONCORD.
- 9) SITE IS LOCATED IN THE ROCK HILL WATERSHED.
- 10) CONCEPTUAL DESIGN IS SUBJECT TO APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
- 11) ELECTRIC - 2 - FROM U.O. FROM TOWN, CONCORD.
- 12) GAS - 2 - FROM U.O. FROM TOWN, CONCORD.
- 13) WASHINGTON GAS

THE PROPOSED HOUSE SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY.

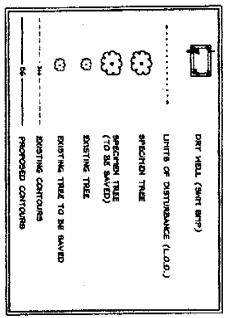
**SITE / ZONING DATA**

REQUIRED	PROVIDED
ZONING: R-200	PROVIDED
MINIMUM LOT AREA: 20,000 S.F.	20,200 S.F.
MINIMUM LOT HEIGHT AT S.E.L.: 10' 0"	10' 0"
BUILDING COVERAGE: 20 PERCENT	3,146 S.F. (15.6%)
SETBACK FROM STREET 50' (PER AVERAGE FRONT SETBACK)	40'
SETBACK FROM OTHER LOT LINES	50' (MIN. 10' FROM NEARBY LOT LINES)

**TREE DATA**

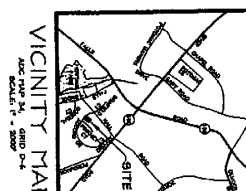
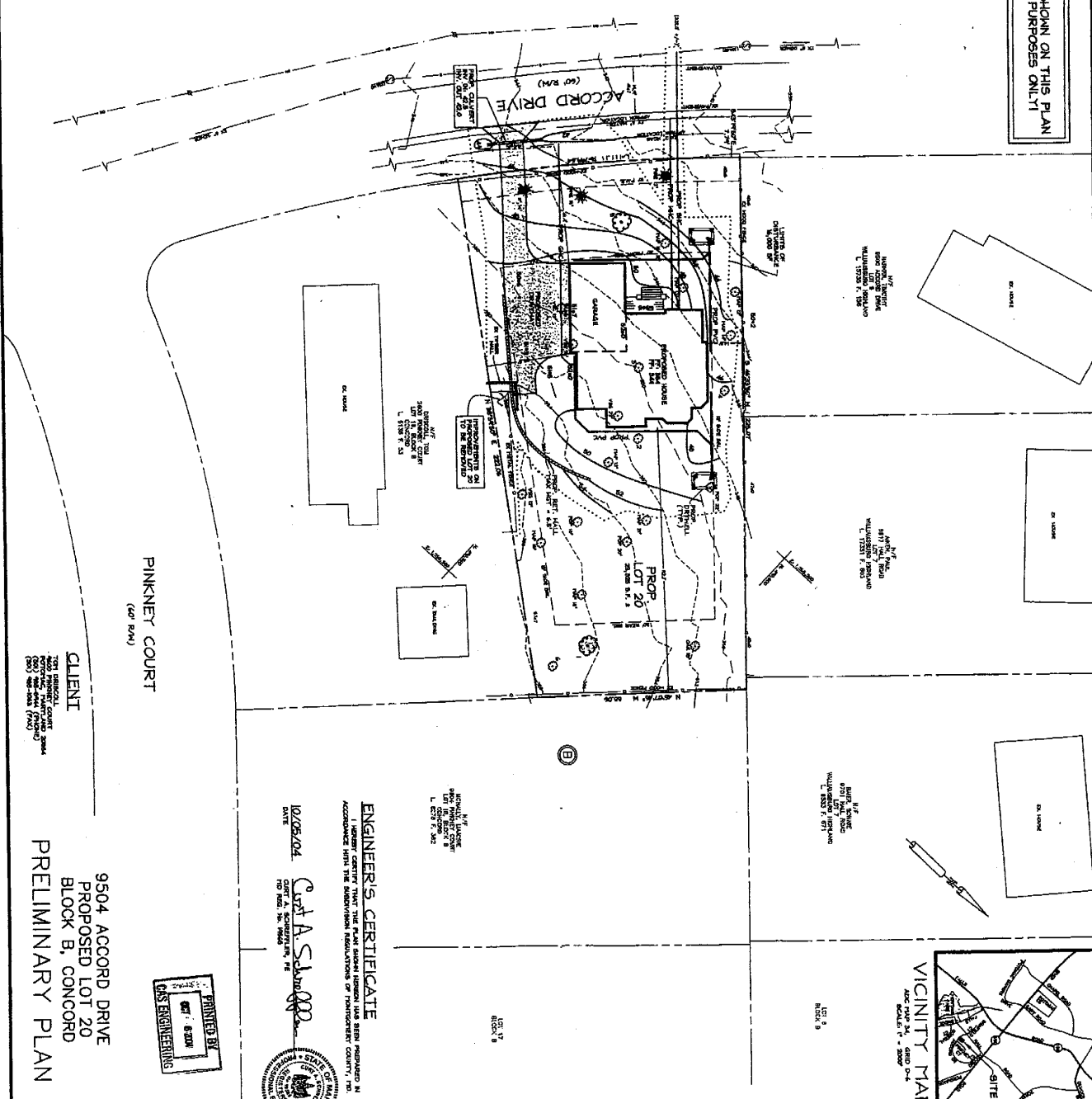
No.	Species	DBH (inches)	Condition	Comments
1	Red Oak	12"	Good	Remove
2	White Oak	10"	Good	Remove
3	Red Oak	8"	Good	Remove
4	White Oak	6"	Good	Remove
5	Red Oak	4"	Good	Remove
6	White Oak	3"	Good	Remove
7	Red Oak	2"	Good	Remove
8	White Oak	1"	Good	Remove

**LEGEND**



**MISS UTILITY**

THE LOCATION OF UTILITIES IS NOT KNOWN AT THIS TIME. THE LOCATION OF ALL UTILITIES HAS BEEN VERIFIED BY FIELD SURVEYING. THE LOCATION OF ALL UTILITIES HAS BEEN VERIFIED BY FIELD SURVEYING. THE LOCATION OF ALL UTILITIES HAS BEEN VERIFIED BY FIELD SURVEYING.



9504 ACCORD DRIVE

PARCEL N753, BLOCK B  
 CONCORD  
 POTOMAC (10TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**ENGINEER'S CERTIFICATE**  
 I, the undersigned, a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above described information has been prepared in accordance with the administrative regulations of Montgomery County, MD.  
 DATE: 02/05/04  
 CAS ENGINEERING, INC.  
 1231 BROADWAY, SUITE 200  
 WASHINGTON, DC 20004  
 (202) 462-1100

**CLIENT**  
 9504 ACCORD DRIVE  
 PROPOSED LOT 20  
 BLOCK B, CONCORD  
 PRELIMINARY PLAN

DATE	BY	REVISION

PROJECT	DATE
04.132	07/2004

SCALE	APPROVAL
EBT	EBT