

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

M E M O R A N D U M

DATE: February 4, 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 February 10, 2005.

Attached are copies of plan drawings for item #06, #07 and #08. These subdivision items are scheduled for Planning Board consideration on February 10, 2005. The items are further identified as follows:

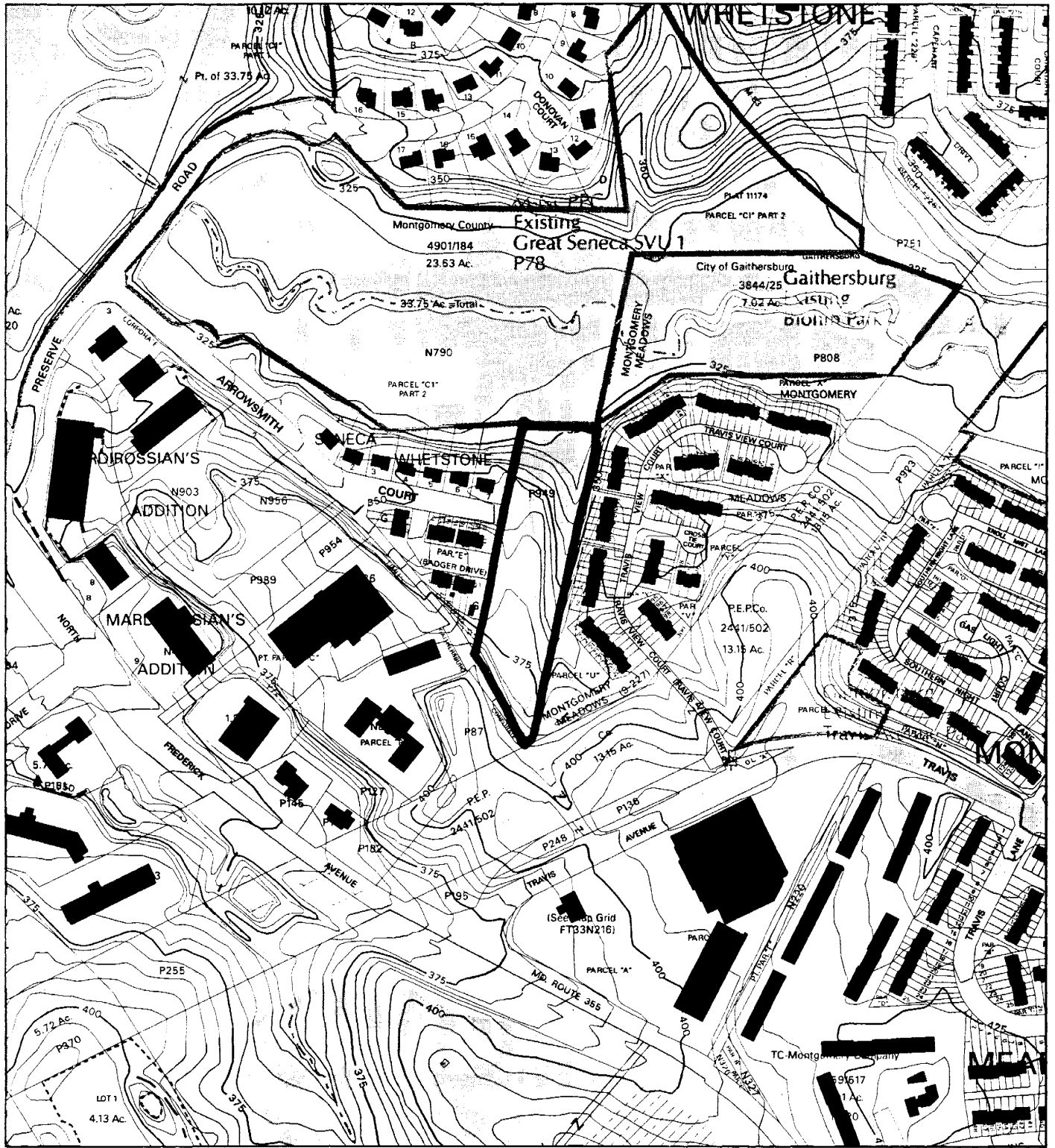
Agenda Item #06 - Preliminary Plan 1-04062
Longwood

Agenda Item #07 - Preliminary Plan 1-05037
Kemp Mill Farms

Agenda Item #08 - Preliminary Plan 1-05036
Whetstone Run

Attachment

WHETSTONE RUN (1-05036) (8-05010)



Map compiled on October 06, 2004 at 3:47 PM ! Site located on base sheet no - 225NW11

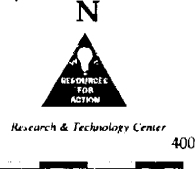
NOTICE

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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

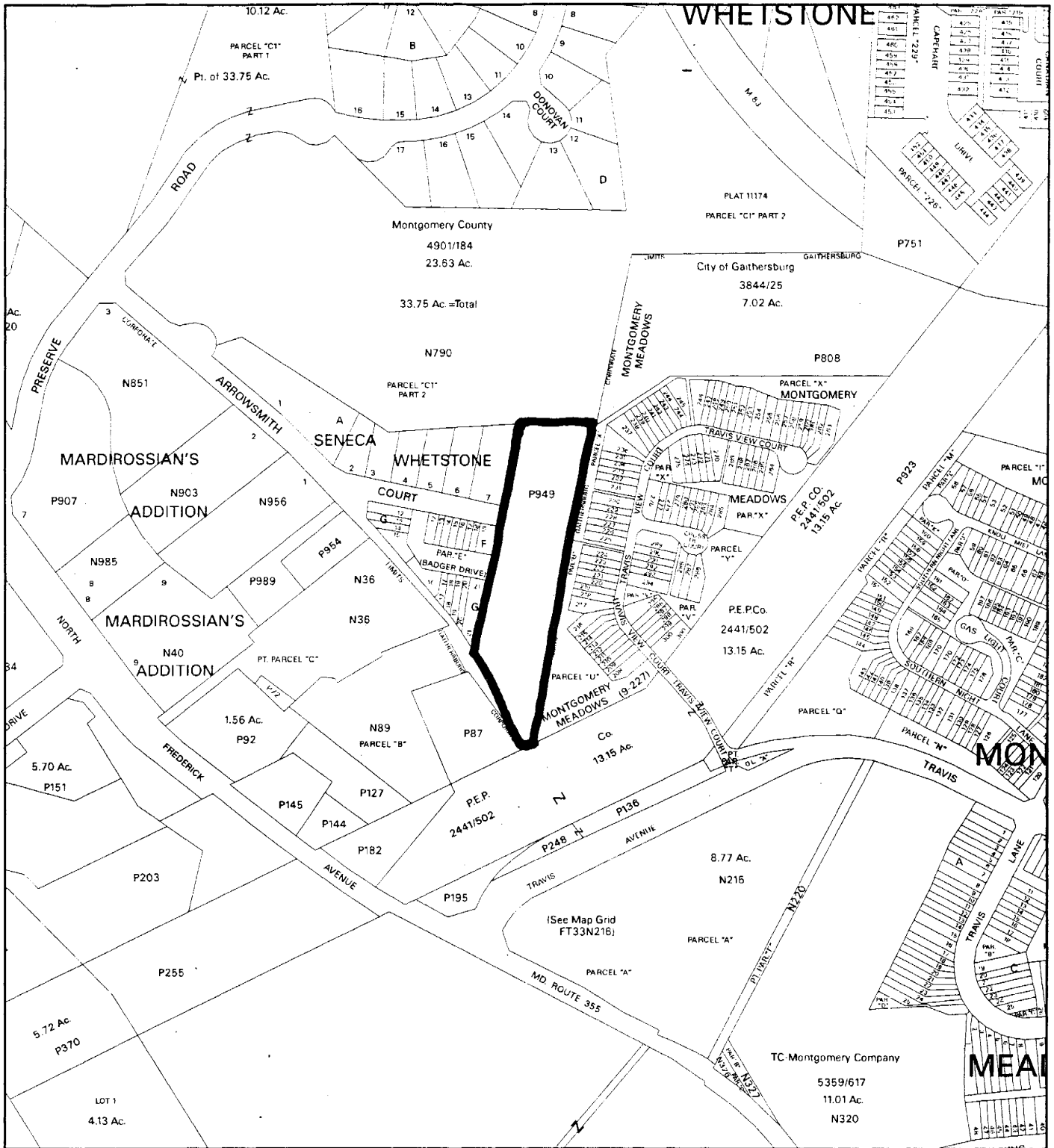
Key Map



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 4787 Georgia Avenue - Silver Spring, Maryland 20910-9376

1 inch = 400 feet
 1 : 4800

WHETSTONE RUN (1-05036) (8-05010)



Map compiled on October 06, 2004 at 3:41 PM | Site located on base sheet no - 225NW11

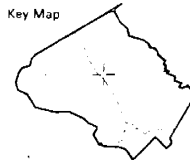
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Key Map



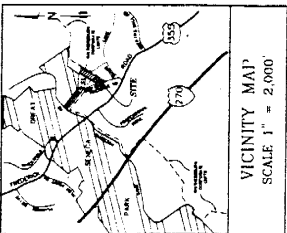
Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3701



Proposed Development Standards - R1-10

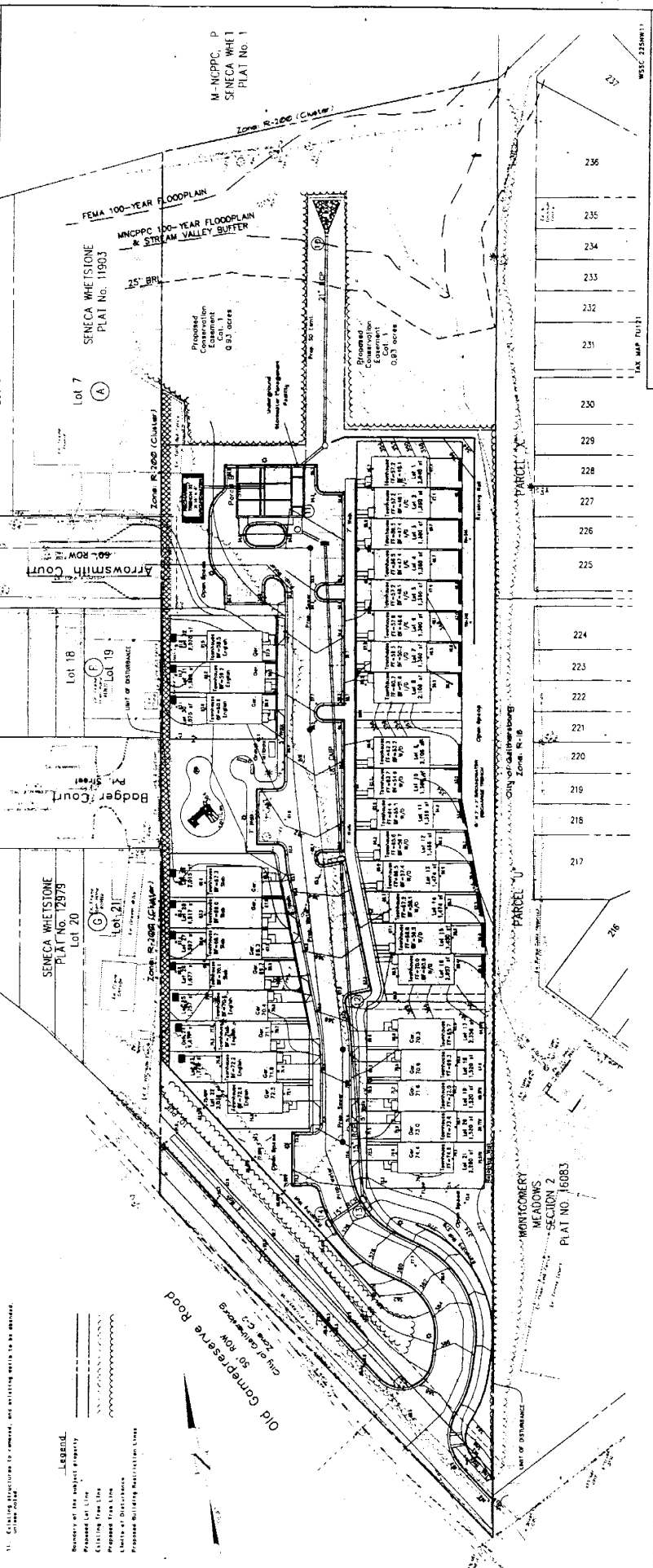
Standard	Requirement	Proposed
18-C-1 (1)	Min. lot area	20,000 sq. ft.
18-C-1 (2)	Min. lot width	175 ft. x 110 ft.
18-C-1 (3)	Min. lot depth	150 ft. x 110 ft.
18-C-1 (4)	Min. front setback	20 ft.
18-C-1 (5)	Min. side setback	20 ft.
18-C-1 (6)	Min. rear setback	20 ft.
18-C-1 (7)	Min. front yard coverage	20%
18-C-1 (8)	Min. side yard coverage	20%
18-C-1 (9)	Min. rear yard coverage	20%
18-C-1 (10)	Min. front yard height	20 ft.
18-C-1 (11)	Min. side yard height	20 ft.
18-C-1 (12)	Min. rear yard height	20 ft.
18-C-1 (13)	Min. front yard height	20 ft.
18-C-1 (14)	Min. side yard height	20 ft.
18-C-1 (15)	Min. rear yard height	20 ft.
18-C-1 (16)	Min. front yard height	20 ft.
18-C-1 (17)	Min. side yard height	20 ft.
18-C-1 (18)	Min. rear yard height	20 ft.
18-C-1 (19)	Min. front yard height	20 ft.
18-C-1 (20)	Min. side yard height	20 ft.
18-C-1 (21)	Min. rear yard height	20 ft.
18-C-1 (22)	Min. front yard height	20 ft.
18-C-1 (23)	Min. side yard height	20 ft.
18-C-1 (24)	Min. rear yard height	20 ft.
18-C-1 (25)	Min. front yard height	20 ft.
18-C-1 (26)	Min. side yard height	20 ft.
18-C-1 (27)	Min. rear yard height	20 ft.
18-C-1 (28)	Min. front yard height	20 ft.
18-C-1 (29)	Min. side yard height	20 ft.
18-C-1 (30)	Min. rear yard height	20 ft.

G-812 Binding Elements

Development Standard	Permitted/Required	Binding Elements
1. Lot size	20,000 sq. ft.	2. Lot area
2. Density	32 units/acre	3. Lot width
3. Building coverage	35% of lot area	4. Lot depth
4. Green space	20% of lot area	5. Front setback
5. Side setback	20 ft.	6. Rear setback
6. Lot line	20 ft.	7. Front yard coverage
		8. Side yard coverage
		9. Rear yard coverage
		10. Front yard height
		11. Side yard height
		12. Rear yard height
		13. Front yard height
		14. Side yard height
		15. Rear yard height
		16. Front yard height
		17. Side yard height
		18. Rear yard height
		19. Front yard height
		20. Side yard height
		21. Rear yard height
		22. Front yard height
		23. Side yard height
		24. Rear yard height
		25. Front yard height
		26. Side yard height
		27. Rear yard height
		28. Front yard height
		29. Side yard height
		30. Rear yard height

GENERAL NOTES

1. Integrate from survey to this plan.
2. Boundary information from survey performed by this office.
3. Meter and scale adopted and used by this office.
4. The property is to be used for residential purposes.
5. Number of lots proposed by this plan: 33
6. All lots shown on this plan are to be used for residential purposes.
7. The site is to be used for residential purposes.
8. The site is to be used for residential purposes.
9. The site is to be used for residential purposes.
10. The site is to be used for residential purposes.
11. The site is to be used for residential purposes.

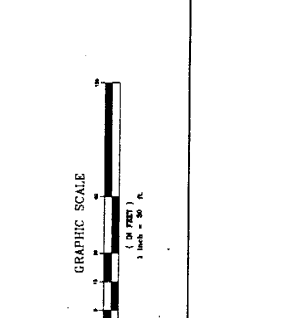


SITE DEVELOPMENT PLAN
LOTS 1-32 & PARCELS A,B,C
Whetstone Run
 P.949, L.3976 F.495
 9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
 Macris, Hendricks & Glascock, P.A.
 Engineers & Planners
 Landscape Architects • Surveyors
 1570 Montgomery Avenue, Suite 200
 Rockville, MD 20851
 Phone: (301) 552-4440
 Fax: (301) 552-9224
 www.mhga.com

Proj. No. 02-10
 Date: 02/10
 Scale: 1" = 200'
 Drawn: J.L.
 Checked: J.L.
 Project: Whetstone Run

NO.	DATE	DESCRIPTION	BY
1	2/07/04	Initial Submission to MDC/PC	J.M.P.
2		OF COMPLETION	J.L.



DEVELOPER'S CERTIFICATE

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES AND CONDITIONS OF THE SITE DEVELOPMENT PLAN AND TO COMPLY WITH ALL THE REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND THE UNDERSIGNED.

DATE: _____ BY: _____

PREPARED FOR:
 Arrowsmith Court, LC
 5110 Ridgely Road, Suite 413
 Bethesda, MD 20816
 PHONE (301) 652-4440
 FAX (301) 652-9224
 Attn: John Lerner

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