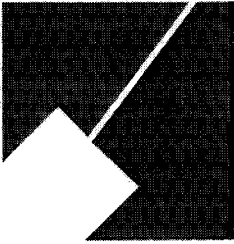


Item #4

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: February 11, 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 17, 2005.

Attached are copies of plan drawings for item #02, #03, #04, #05, #06, and #08. These subdivision items are scheduled for Planning Board consideration on February 17, 2005. The items are further identified as follows:

Agenda Item #02 - Preliminary Plan 1-05040
Hull Property

Agenda Item #03 - Preliminary Plan 1-87040A
Mother of God

Agenda Item #04 - Preliminary Plan 1-05005
Macon Construction

Agenda Item #05 - Preliminary Plan 1-04080
Damascus Hills

Agenda Item #06 - Preliminary Plan 1-05024
Tong Property

Agenda Item #08 - Pre-Preliminary Plan 1-05011
Offutt Estates

Attachment

MACON CONSTRUCTION (1-05005)



Map compiled on August 02, 2004 at 10:05 AM | Site located on base sheet no - 213NW03

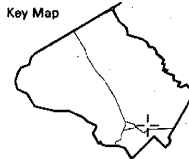
NOTICE

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

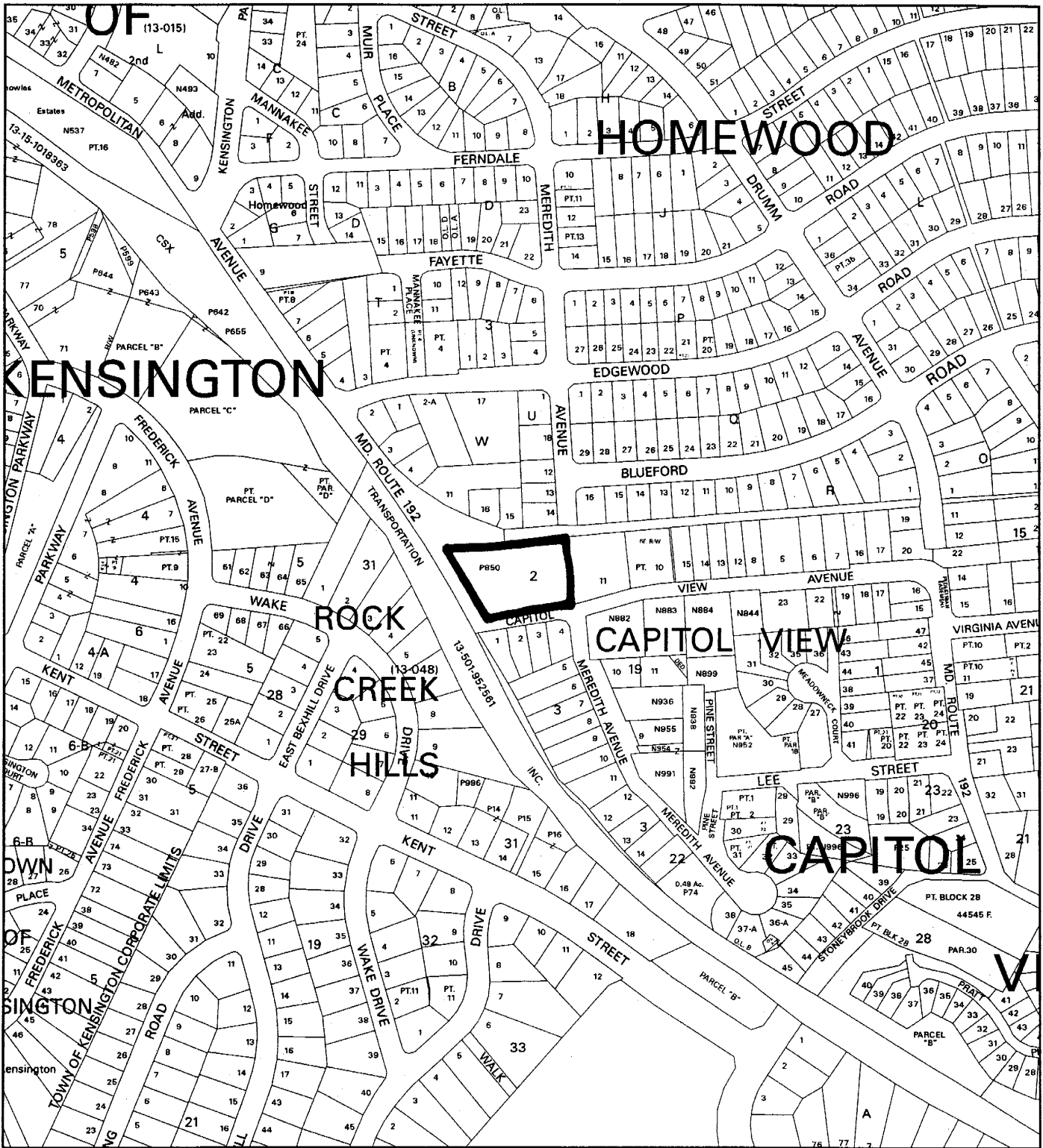


Research & Technology Center

0 400

1 inch = 400 feet
1 : 4800

MACON CONSTRUCTION (1-05005)



Map compiled on August 02, 2004 at 10:09 AM | Site located on base sheet no - 213NW03

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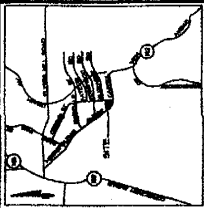
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Research & Technology Center



1 inch = 400 feet
1 : 4800

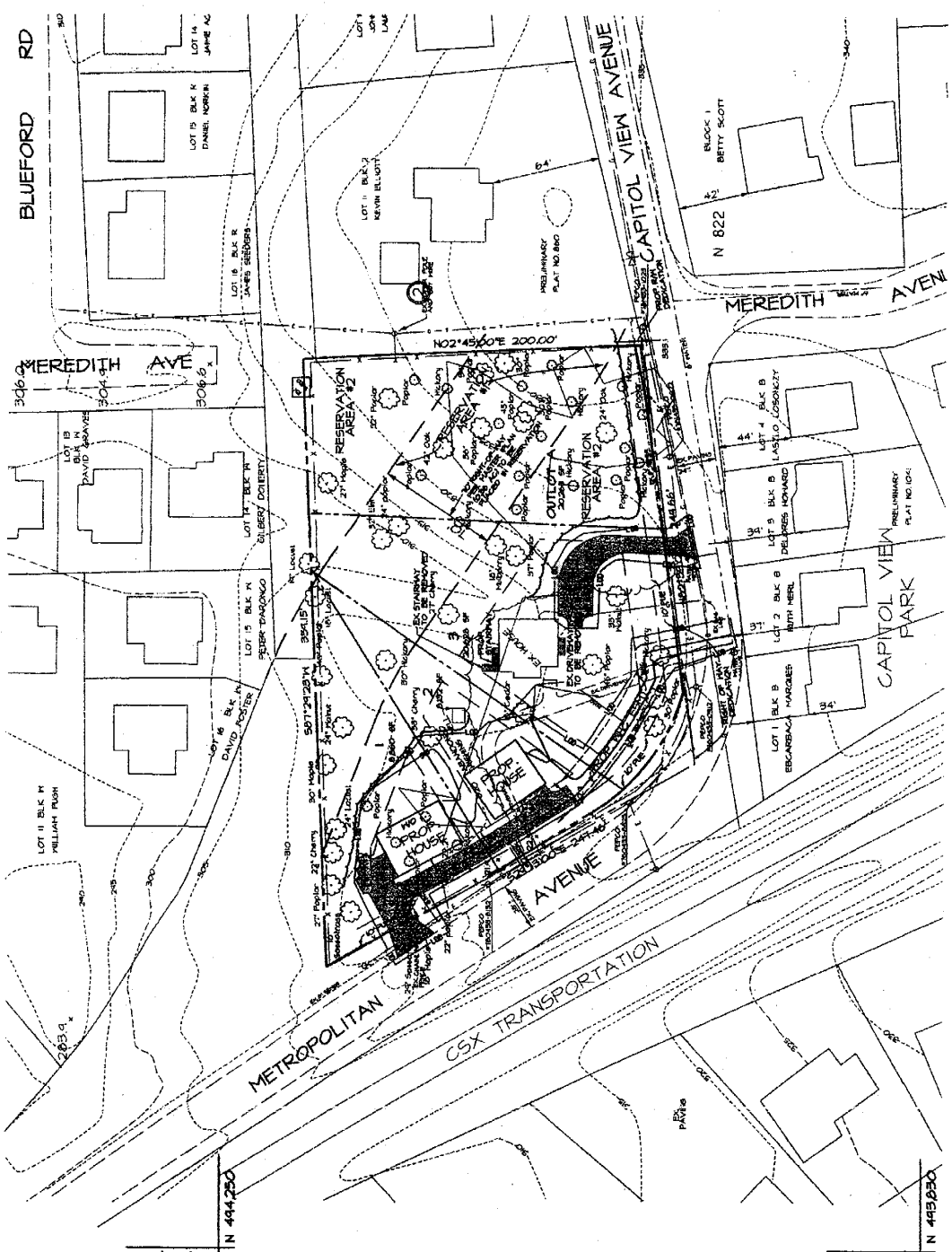


VICINITY MAP
SCALE 1"=200'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS SHOWN AS PARCEL 1800 ON TAX MAPS 1978. THE TOTAL SITE AREA IS 1.00 AC.
2. EXISTING ZONING IS R-40.
3. BOUNDARY INFORMATION IS FROM A DEED PLAT PREPARED BY POTOMAC VALLEY SURVEY DATED JUNE 2004.
4. TOPOGRAPHIC INFORMATION IS FROM AERIAL PHOTOGRAPHY OBTAINED FROM POTOMAC VALLEY SURVEY IN JANUARY 2004. THE CONTOUR INTERVAL IS 10 FEET.
5. THERE ARE NO MATTERS OF THE UNITED STATES OR NEIGHBORS ON THIS SITE.
6. THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE.
7. THE PROJECT HAS APPROVED MAY 2004 (HARRIS MACDON).
8. ACCORDING TO THE LOCATIONAL ASSESSMENT OF NEIGHBORS IN MONTGOMERY COUNTY, THIS SITE IS LISTED AS BEING IN THE CAPITOL VIEW HISTORIC DISTRICT.
9. THERE ARE NO MATTERS OF THE ROCK CREEK HISTORIC TRAIL ON THIS SITE.
10. CURRENT OWNER: LOCO RENOVATION LLC.
11. 3 SINGLE FAMILY LOTS IS PROPOSED (EASTING TO SEAWALL) OUTLOT ARE PROPOSED.
12. DEVELOPMENT STANDARD:
 - MINIMUM NUMBER OF LOTS ALLOWED: 3
 - MINIMUM LOT AREA: 10,000 SQ FT
 - MINIMUM SETBACKS: 25 FT
 - MINIMUM FRONT YARD SETBACK: 10 FT
 - TOTAL OF BOTH SIDES: 35 FT
 - MINIMUM FRONT YARD SETBACK: 10 FT
 - MINIMUM SIDE YARD SETBACK: 5 FT
 - MINIMUM REAR YARD SETBACK: 5 FT
 - MINIMUM FRONT YARD SETBACK: 10 FT
 - MINIMUM SIDE YARD SETBACK: 5 FT
 - MINIMUM REAR YARD SETBACK: 5 FT
13. THERE ARE NO EXISTING SETBACKS ON SITE OR WITHIN 50 FT OF THE PROPERTY. THERE IS AN ADJACENT WELL ON SITE.
14. EXISTING WATER AND SEWER CATCHBASIN IS 14' AND 8" DIAMETER.
15. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
16. PROFESSIONAL PERSONNEL (ARCHITECT AND ENGINEER) ARE THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.

ENGINEER / SURVEYOR CERTIFICATE
 NUMBER: 0000000000
 EXPIRES: 12/31/2008
 STATE: MARYLAND
 PROJECT NO: 10-10-001
 DATE: 10/10/04



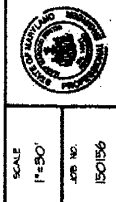
DEVELOPER:
 HARRIS MACDON
 1000 KENNEDY AVENUE
 KENNESAW, MD 20008
 301-483-1420
 ATT: CARL MAHANT



DATE: JUNE 2004
 DESIGNED BY: YMT
 CHECKED BY: GFB
 SCALE: 1"=30'

NO.	REVISION	BY	DATE	CHECKED	SCALE	PLAN LOCATION	DATE	DATE
1					1"=30'			

SCALE: 1"=30'
 JOB NO: 100156
 PLAN LOCATION: HARRIS MACDON
 DATE: 10/10/04



PRELIMINARY PLAN

PRELIMINARY PLAN

PRELIMINARY PLAN
 IS IN ELECTION DISTRICT
 MONTGOMERY COUNTY, MD