

Item #12



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: April 29, 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 May 05, 2005.

Attached are copies of plan drawings for item # 08, #09, #10, #11, and #12. These subdivision items are scheduled for Planning Board consideration on May 05, 2005. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-05070
Bradley Hills

Agenda Item #09 - Preliminary Plan 1-97058E
First Baptist Church of Damascus

Agenda Item #10 - Pre-Preliminary Plan 7-03022
Nehouse Property

Agenda Item #11 - Preliminary Plan 1-99039
Friendship Commons

Agenda Item #12 - Preliminary Plan 1-05072
Chevy Chase, Sec. 5

Attachment

CHEVY CHASE, SECTION 5 (1-05072)



Map compiled on March 15, 2005 at 9:47 AM | Site located on base sheet no - 209NW03

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

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

Key Map



N

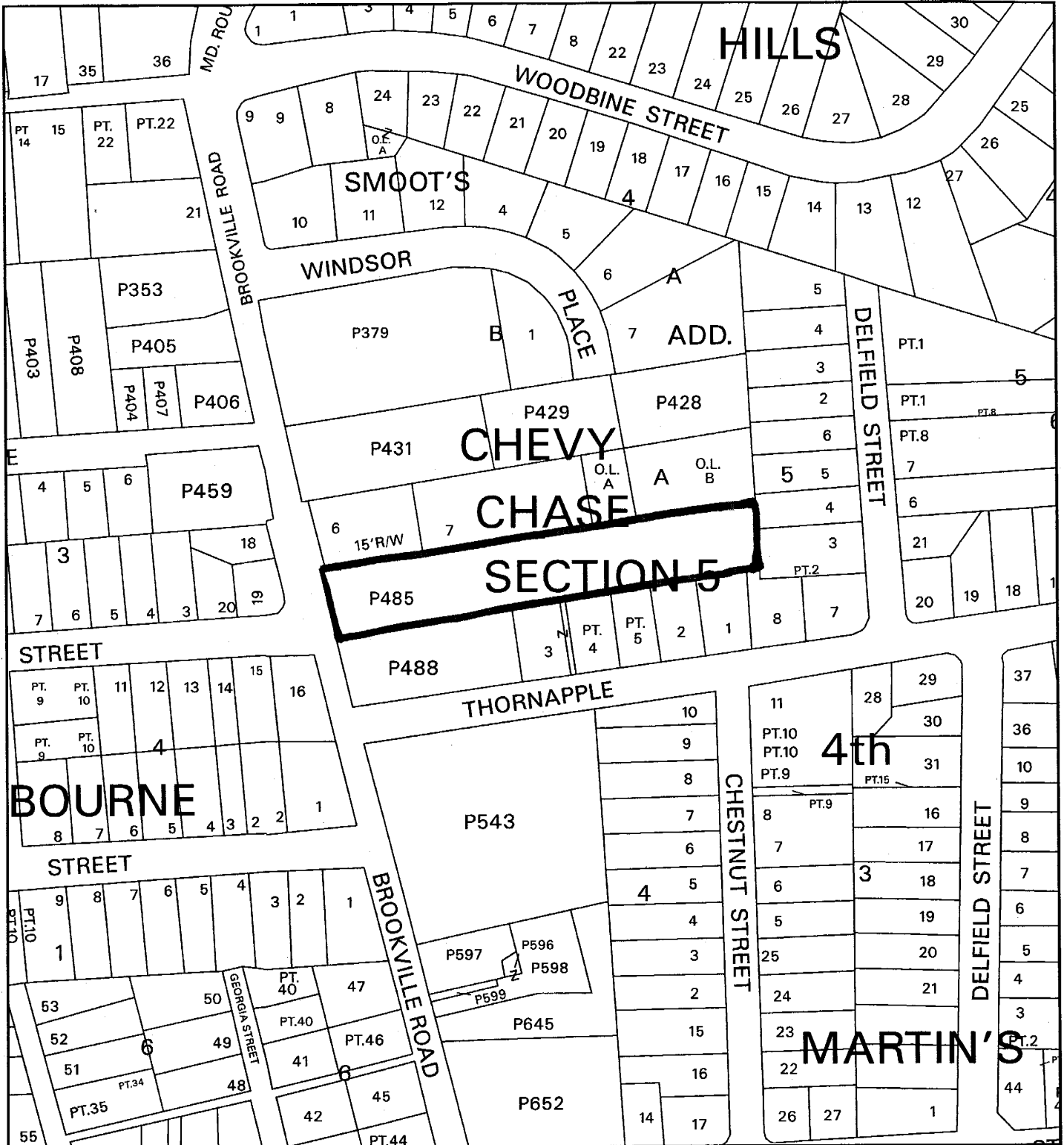


Research & Technology Center



1 inch = 200 feet
 1 : 2400

CHEVY CHASE, SECTION 5 (1-05072)



Map compiled on March 15, 2005 at 9:50 AM | Site located on base sheet no - 209NW03

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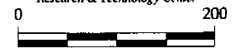
Key Map



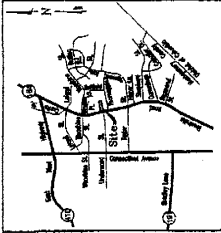
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 1 : 2400



VICINITY MAP
SCALE 1" = 2,000'

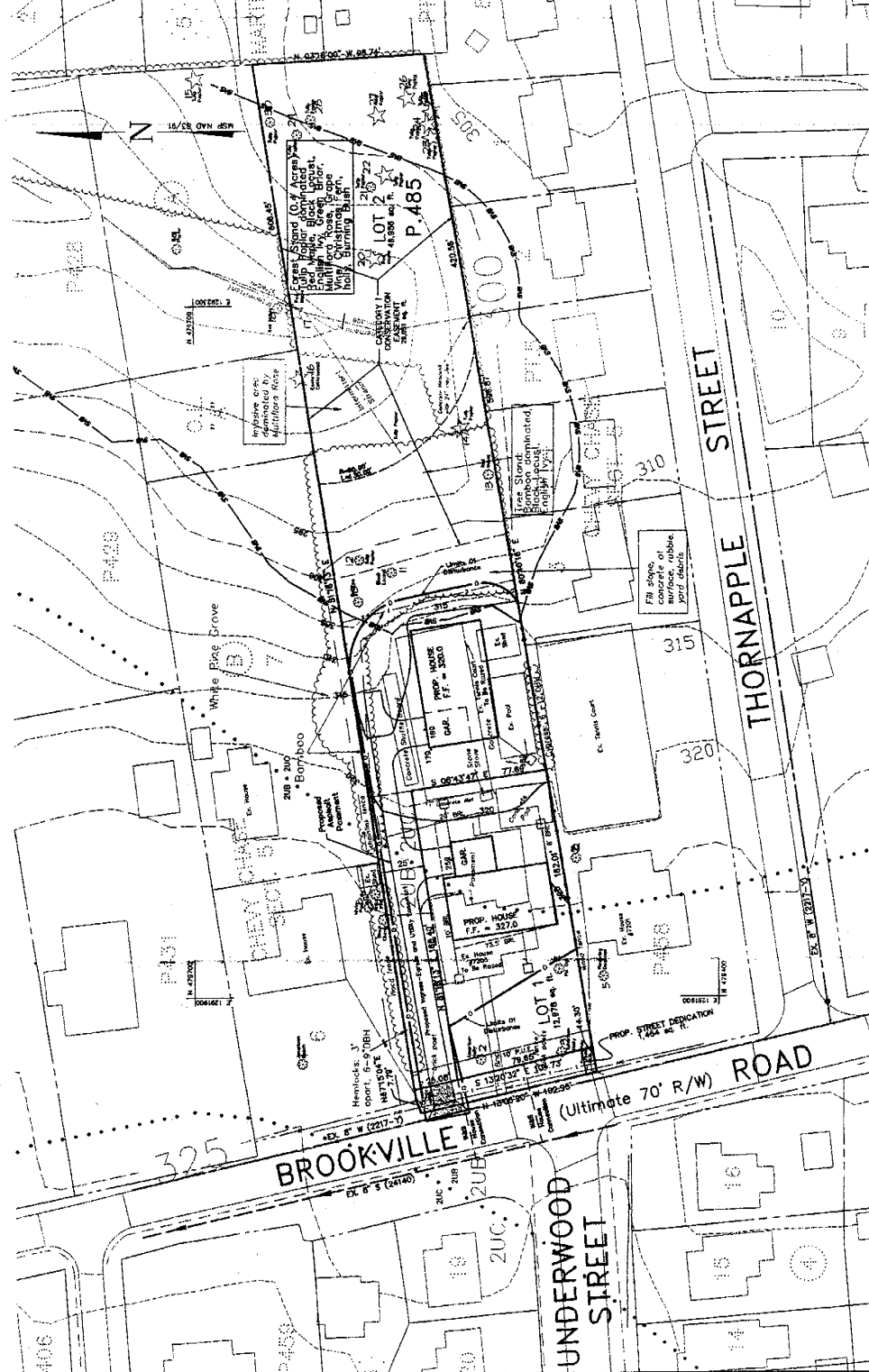
- DEVELOPMENT STANDARDS R-60, Residential, One Family
(Chapter 24-50-1-22)
- Fronted/Permitted: 2 lots
 - Net Lot Area (4 max): 19,978 s.f. min.
 - Density of development: 6,000 s.f. min.
 - Lot Width (24-50-1-22(f)): 75.00' ft. min. (60.00)
 - Lot Depth (24-50-1-22(f)): 25 ft. min.
 - Setback from Street (24-50-1-22(f)): 25 ft. min.
 - Setback from Adjoining Lot (24-50-1-22(f)): 5 ft.
 - Building Height (24-50-1-22(f)): 35 ft. at 2.5 stories
 - Building Coverage (24-50-1-22(f)): 30% max.
 - Subject to an earlier building floor, etc.

AREA TABULATION

Lot Area: 420,000 s.f.
Total Area: 420,000 s.f.
Total Gross Total Area (GTA): 8,145 s.f.

NOTES

- Topography from MDCDC aerial photographs, 5' contour intervals
- Boundary information from recorded deeds and plats.
- Water and sewer capacity not shown.
- The priority is shown as-B, the proposed final use is residential.
- Order of lot proposed by this plan: 3
- Adjacent properties, including Montgomery County and District of Columbia, are shown for reference.
- This site is within the Metropolitan Washington Area Planning Act (MWA) and is subject to the provisions of the Act.
- The site is shown for reference.
- This plan is not for construction purposes.
- Property lines and areas are subject to adjustment of final plat.
- Building footprints and setbacks are subject to final plat.
- Final plat shall be subject to final plat.
- Surveying utility companies include:
 - Water & Sewer: M.S.S.C.
 - Electricity: M.S.S.C.
 - Gas: M.S.S.C.
 - Telephone: Washington Gas



TAX MAP HOUSES & LOTS PRELIMINARY SUBDIVISION PLAN PROPOSED LOTS 1 & 2, BLOCK B CHEVY CHASE PARCEL P. 485

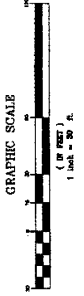
7TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
McGee, Hendricks & Olescook, P.A.
Engineers & Planners
Landscape Architects • Surveyors

1200 Westmonte Blvd., Suite 200
Bethesda, MD 20814-4778
Phone: (301) 462-7278
Fax: (301) 462-7279

Proj. No.: 01-302-10
Date: 1/1/01
Sheet: 1 of 1

OWNER/APPLICANT:
Dr. & Mrs. Thomas Conley
7710 Curtis Street
Chevy Chase, MD 20815
Phone: (301) 852-1868



SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct based on existing deeds and plat, and that the same were the result of a true and correct survey of the land shown hereon, and that the same were the result of a true and correct survey of the land shown hereon, and that the same were the result of a true and correct survey of the land shown hereon.

Witness my hand and seal at Chevy Chase, Maryland, this 11th day of July, 2005.

Thomas Conley
Surveyor
Maryland Reg. No. 31135

Call "Miss Utility"
Telephone 1-800-257-7777
For Utility Locations At
Least 48 Hours Before
Beginning Construction