



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #9

M E M O R A N D U M

DATE: May 13, 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 19, 2005.

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Attached are copies of plan drawings for item #07, #08, #09, #10 and #11. These subdivision items are scheduled for Planning Board consideration on May 19, 2005. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-05010  
Potomac Manors

Agenda Item #08 - Pre-Preliminary Plan 7-05053  
Qureshi Property

Agenda Item #09 - Preliminary Plan 1-05075  
Alta Vista

Agenda Item #10 - Pre-Preliminary Plan 7-05016  
White Ground Bridge

Agenda Item #11 - Preliminary Plan 1-03090  
Yingers Addition to Woodfield

Attachment

# ALTA VISTA (1-05075)



Map compiled on April 04, 2005 at 1:40 PM | Site located on base sheet no - 211NW05

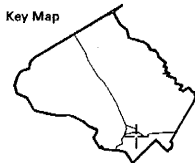
### NOTICE

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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



N

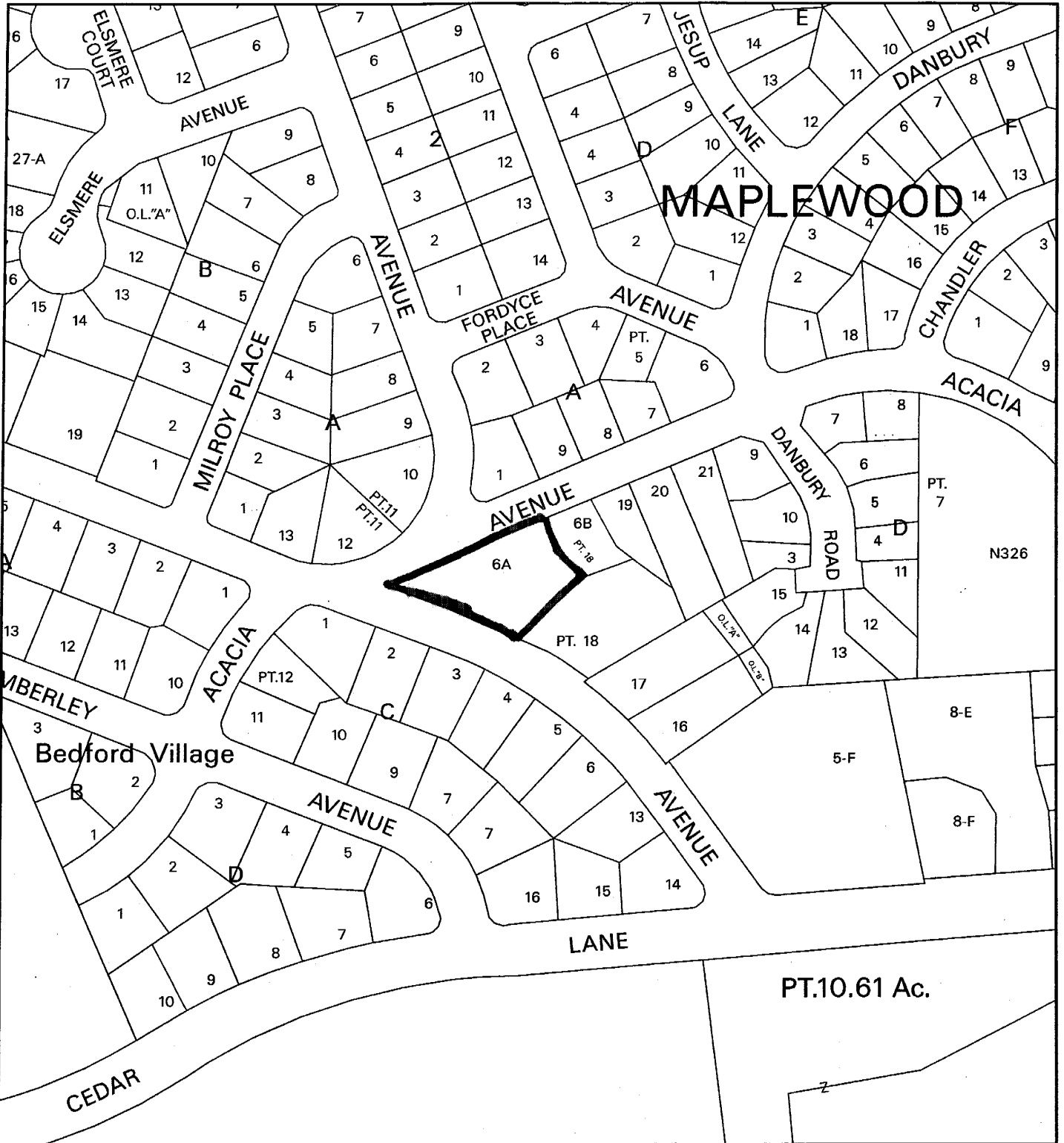


Research & Technology Center



1 inch = 200 feet  
1 : 2400

# ALTA VISTA (1-05075)



Map compiled on April 04, 2005 at 1:42 PM | Site located on base sheet no - 211NW05

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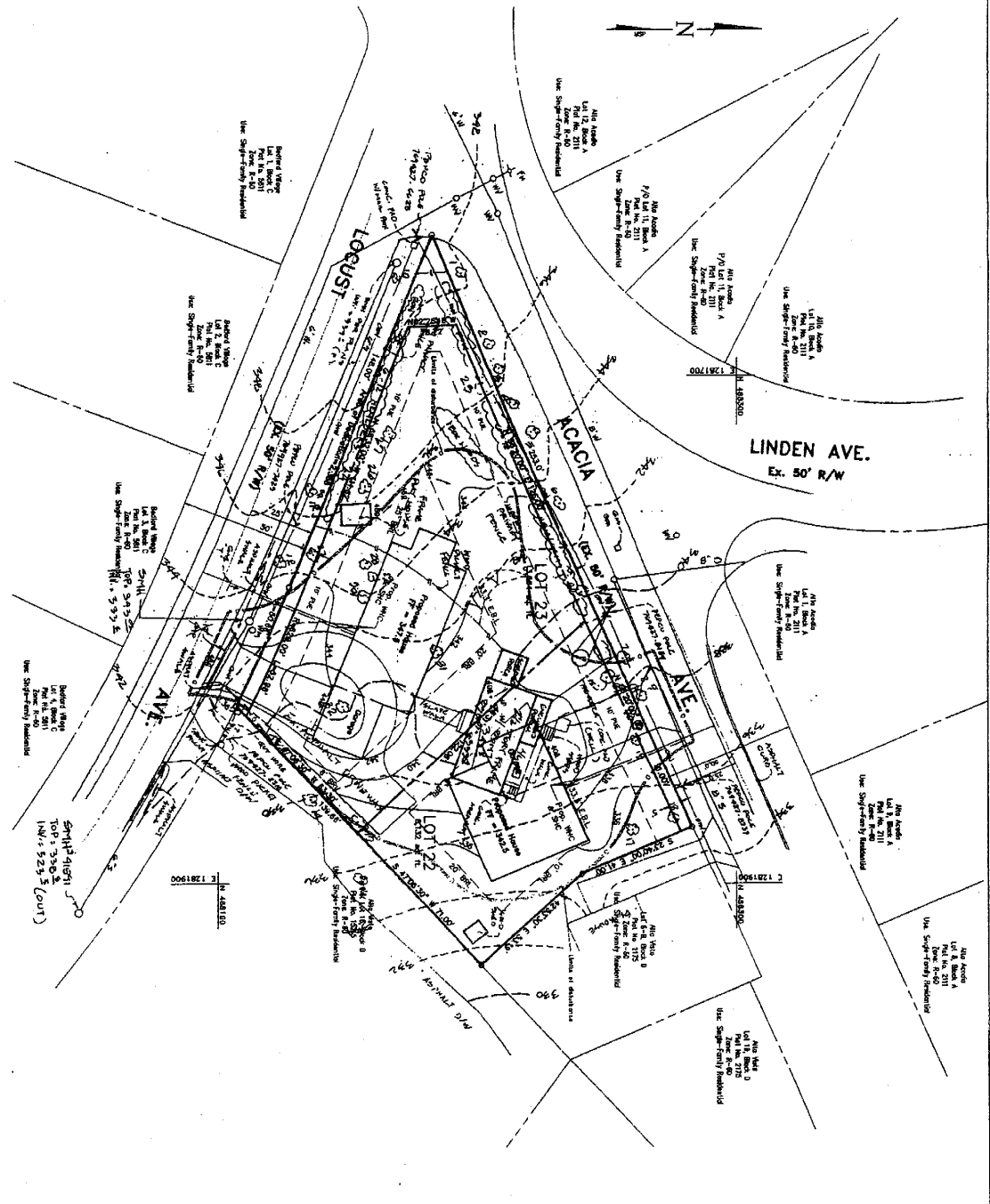
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0 200

1 inch = 200 feet  
1: 2400

**ENGINEER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS ACCURATELY PLANNED AND SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE DISTRICT OF COLUMBIA SUBDIVISION ACT AND THE REGULATIONS THEREUNDER AND THAT THE SAME IS IN FULL COMPLIANCE WITH THE PROVISIONS OF THE DISTRICT OF COLUMBIA SUBDIVISION ACT AND THE REGULATIONS THEREUNDER.  
 3/15/05  
 [Signature]  
 REGISTERED PROFESSIONAL ENGINEER  
 DISTRICT OF COLUMBIA  
 No. 111111



**PREPARED FOR:**  
 Mr. & Mrs. Steve Schultz  
 4834 Bradley Blvd.  
 Chevy Chase, MD 20815-0244  
 Phone: (301) 897-9148

**PRELIMINARY PLAN OF SUBDIVISION**  
 PROPOSED LOTS 22 & 23  
**ALTA VISTA**  
 RE-SUBDIVISION OF LOT 6-A, BLOCK D  
 11TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

**TMHC** Maclellan, Hendricks & Glascock, P.A.  
 Engineers & Planners  
 4500 Woodmont Road, Suite 200  
 Bethesda, Maryland 20814  
 Phone: (301) 271-2000  
 Fax: (301) 271-2001

Proj. No. 05-001  
 Date: 03-15-05  
 Sheet: 1 of 1

TAX MAP NO. 121  
 VMS 211 NW 05

- NOTES:**
- This plan is a re-subdivision of Lot 6-A, Alt. Vista, Plat 2178.
  - Lot 6-A is a 1.5-acre tract owned by the State of Maryland.
  - Boundary measurements from corner to corner and adjacent.
  - White and black markers are used to identify corners.
  - The property is zoned R-1. The proposed land use is residential.
  - Number of lots proposed by this plan: 2
  - A National Emission Inventory (NEI) and State Implementation Plan (SIP) are required for this subdivision by the District of Columbia Department of the Environment.
  - This site is within the Silver Spring/Cherry Chase Water Planning Area 23.
  - The site owner is the State of Maryland, Department of the Environment.
  - This plan is not for construction purposes.
  - Other information: This plan is not for construction purposes.
  - Building footprints and walls are shown in accordance with the District of Columbia Department of the Environment's requirements.
  - Setback measurements are shown in accordance with the District of Columbia Department of the Environment's requirements.
  - Utility lines are shown in accordance with the District of Columbia Department of the Environment's requirements.
  - Other information: This plan is not for construction purposes.

**AREA TABULATION**

Area	Area (sq. ft.)	Area (sq. ft.)
Lot 6-A	1,500,000	1,500,000
Lot 22	1,500,000	1,500,000
Lot 23	1,500,000	1,500,000

**REQUIREMENT STANDARDS**

Requirement	Standard
Minimum lot area	1,500 sq. ft.
Minimum lot width	30 ft.
Minimum lot depth	30 ft.
Minimum front setback	10 ft.
Minimum side setback	5 ft.
Minimum rear setback	5 ft.

