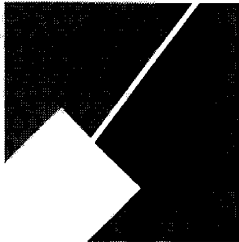


Item #7

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: June 24, 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 June 30, 2005.

Attached are copies of plan drawings for item #06, #07, and #08. These subdivision items are scheduled for Planning Board consideration on June 30, 2005. The items are further identified as follows:

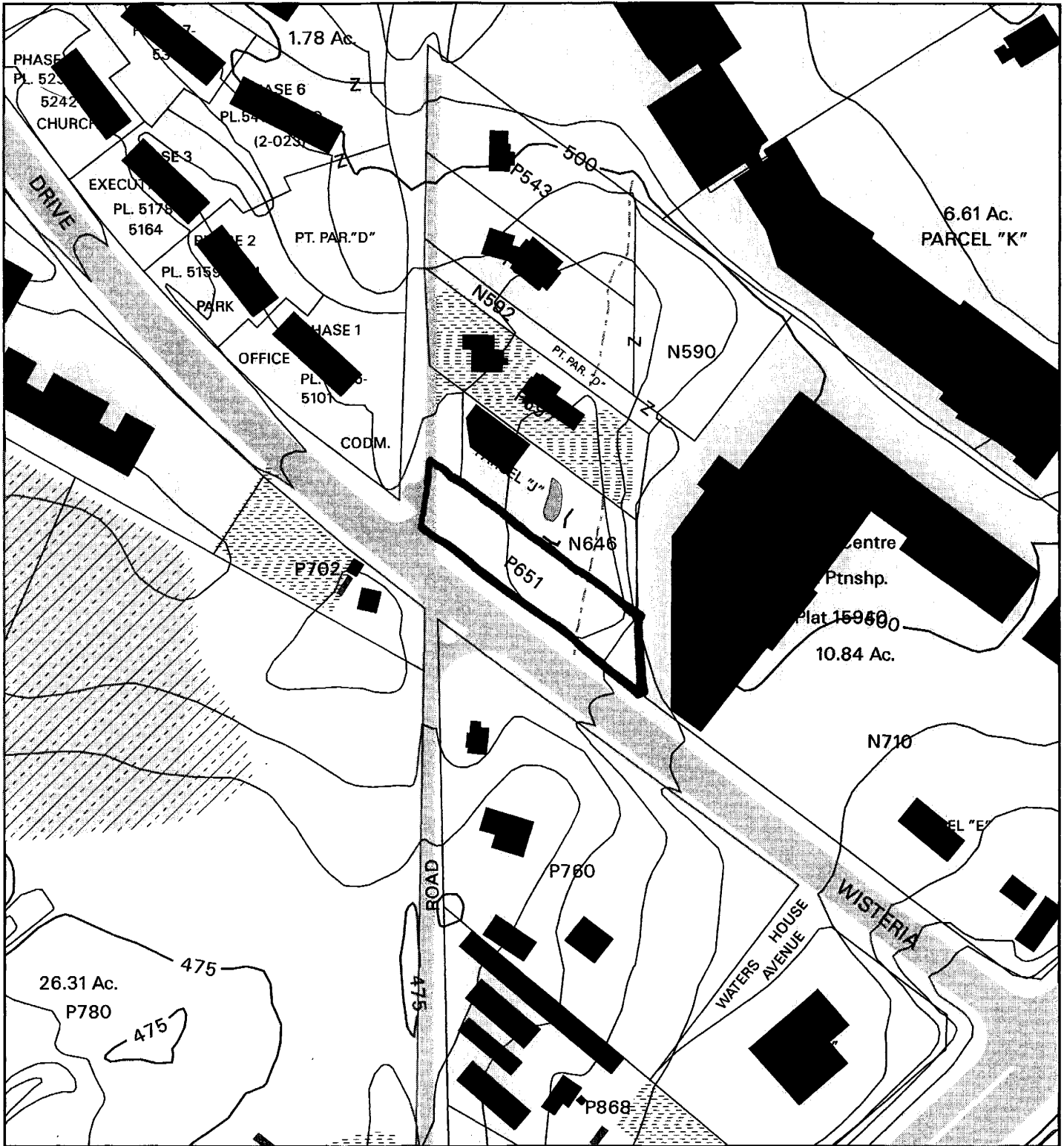
Agenda Item #06 - Preliminary Plan 1-05084
1200 East West Highway

Agenda Item #07 - Preliminary Plan 1-05079
Chestnut Ridge

Agenda Item #08 - Preliminary Plan 1-05065
Drumsta Property

Attachment

PARCEL 651 - CHESTNUT RIDGE (1-05079)



Map compiled on April 13, 2005 at 10:09 AM | Site located on base sheet no - 227NW13

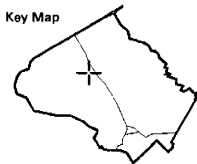
NOTICE

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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

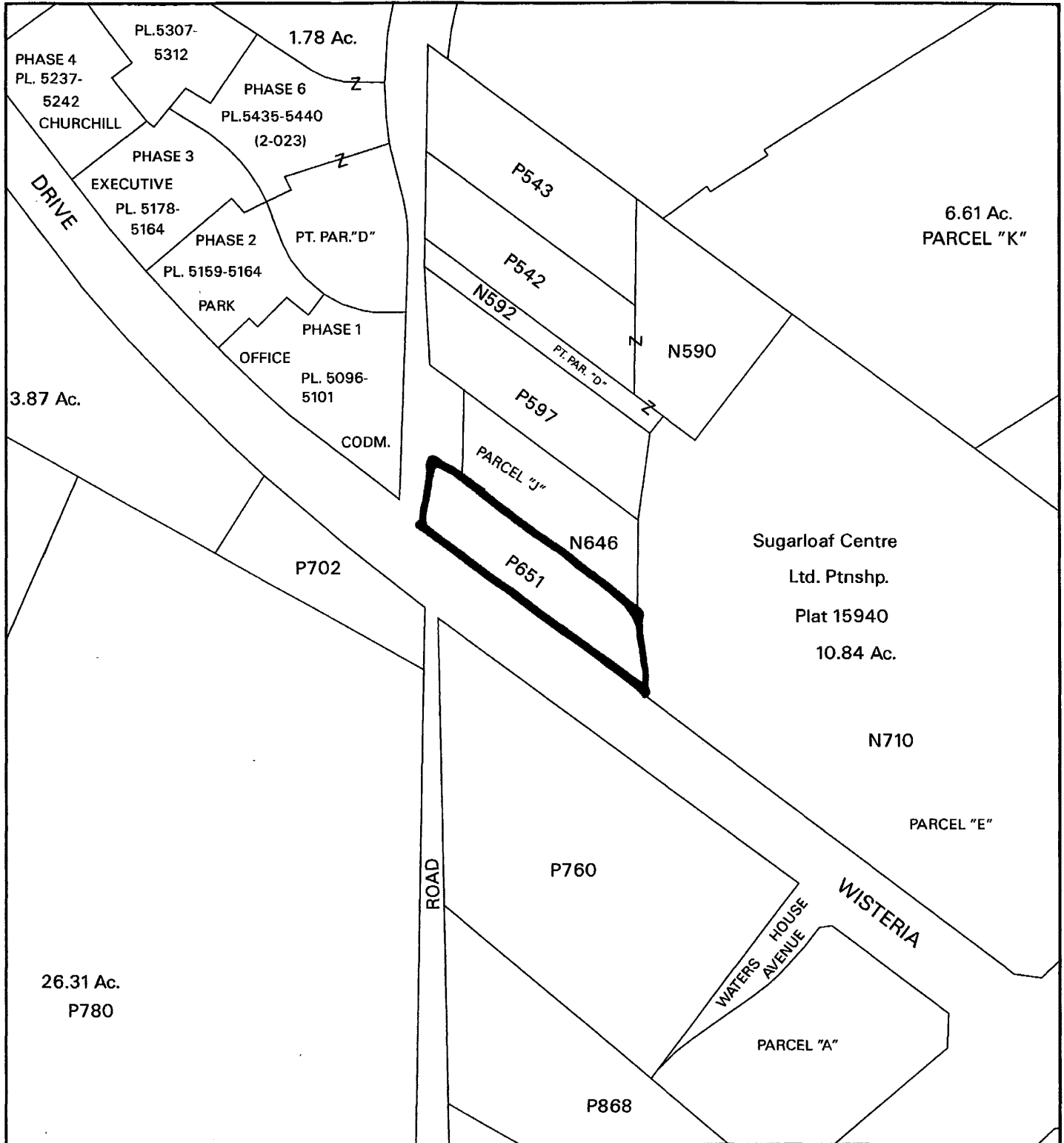


1 inch = 200 feet
1 : 2400

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

PARCEL 651 - CHESTNUT RIDGE (1-05079)



Map compiled on April 13, 2005 at 9:55 AM | Site located on base sheet no - 227NW13

NOTICE

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Key Map



N



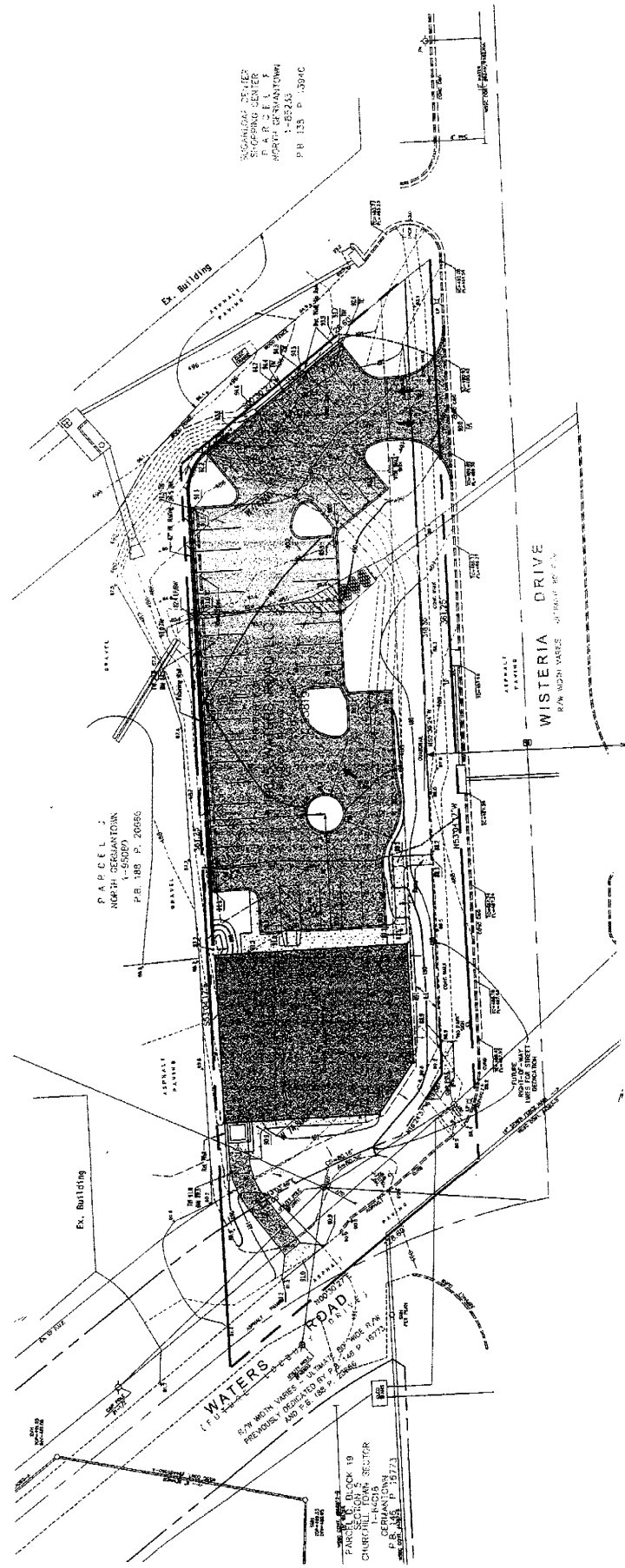
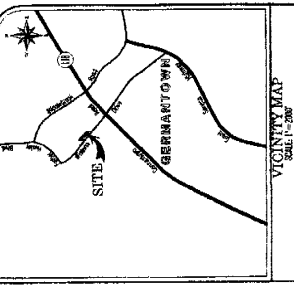
Research & Technology Center



1 inch = 200 feet
1 : 2400

SITE DATA

1. Zoning: C-2
2. Gross Tract Area: 37,383 sq.ft. (0.86 Ac.)
3. Approximate Area of Planned Right-of-Way Indications: 8,257 sq.ft. (by CAD measurement)
4. Net Tract Area: 29,126 sq.ft.
5. Proposed Use: General Commercial & General Office
6. Maximum Building Height Permitted: 3 Stories - Proposed: 2 Stories
7. Maximum F.A.R. Permitted: 1.5 - Proposed: 0.37 (10,660 sq.ft.)
 First Floor = 5,330 sq.ft. General Commercial
 Second Floor = 5,330 sq.ft. General Office
 Total = 10,660 sq.ft. - Provided: 38% (10,300 sq.ft.)
8. Minimum Green Area Required: 10k (2,913 sq.ft.) - Provided: 38% (10,300 sq.ft.)
9. Site to be developed in a single phase.
10. Off-Street Parking Required: 43 Spaces, as follows:
 General Commercial: 5.0 spaces per 1,000 sq.ft. of building area (5,330 sq.ft.) = 26.65 spaces
 General Office: 3.0 spaces per 1,000 sq.ft. of building area (5,330 sq.ft.) = 15.99 spaces
 Total: 42.64 or 43 spaces
11. Off-Street Parking Provided: 43 Spaces



SCHEIDT & KEES
SURVEYING CENTER
P.A.R. 2111
40000 GERMANTOWN
1-485243
P.B. 129 P. 3014

General Notes

1. Boundary, topography and surface feature information is from a Boundary & Topographic Survey entitled "Property of 18638 Waters Road LLC" prepared by Fowler Associates, Inc., Rockville, MD, dated February, 2004.



I hereby certify that this Preliminary Plan has been prepared in accordance with the provisions of the Professional Engineers and Architects Code of Ethics, Article 17, §101, and the Professional Engineers and Architects Code of Ethics, Article 17, §102.

Signature: *[Signature]*
 Date: 2/14/04
 Title: Professional Engineer, P.E.
 No. 17132

THE SITE SOLUTIONS, INC.
 18638 CHESAPEAKE ROAD SUITE 100
 GREENBELT, MARYLAND 20818-2026
 CONTACT PERSON: FRED (301) 390-2224
 PROJECT ENGINEERING: VIKAS@SITE-SOLUTIONS.COM

OWNER:
 18638 Waters Road LLC
 1019 Farm Haven Drive
 Rockville, MD, 20852
 (301)970-9151

NO.	REVISION	DATE

NOTE: Plans are prepared in AutoCAD and are intended for use in the field. The user is responsible for the accuracy of the data for the reproduction of the plan.

PRELIMINARY PLAN
PARCEL 651 - CHESTNUT RIDGE
 18638 WATERS ROAD
 CLAUSSBORO C&D ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

SCALE: 1" = 20'
 SHEET: 1 of 1
 DATE: 2/14/04
 PROJ. NO.: 1339