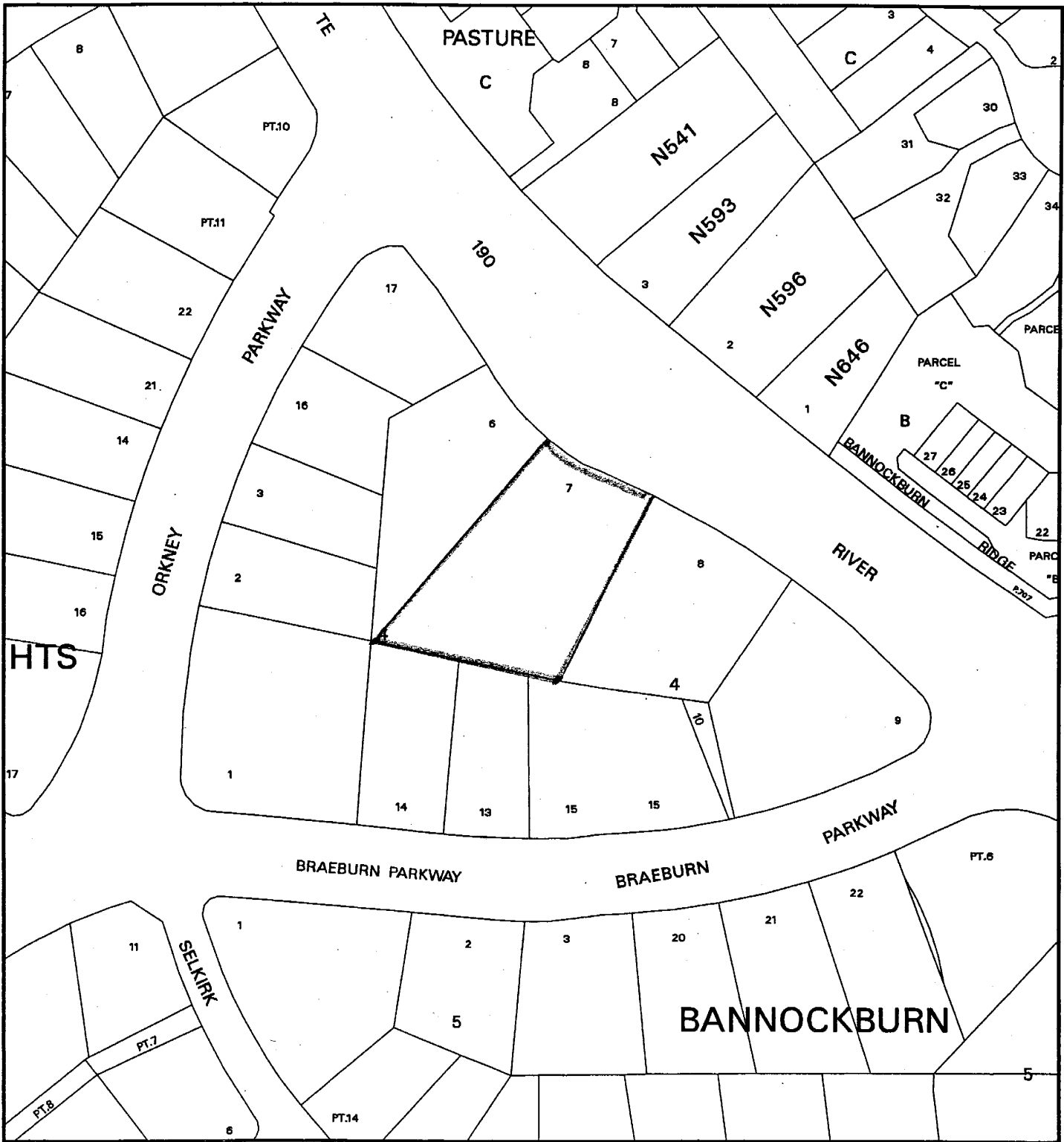


BANNOCKBURN HEIGHTS (1-03051)



Map compiled on October 01, 1999 at 5:02 AM | Site located on base sheet no - 208NW06

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

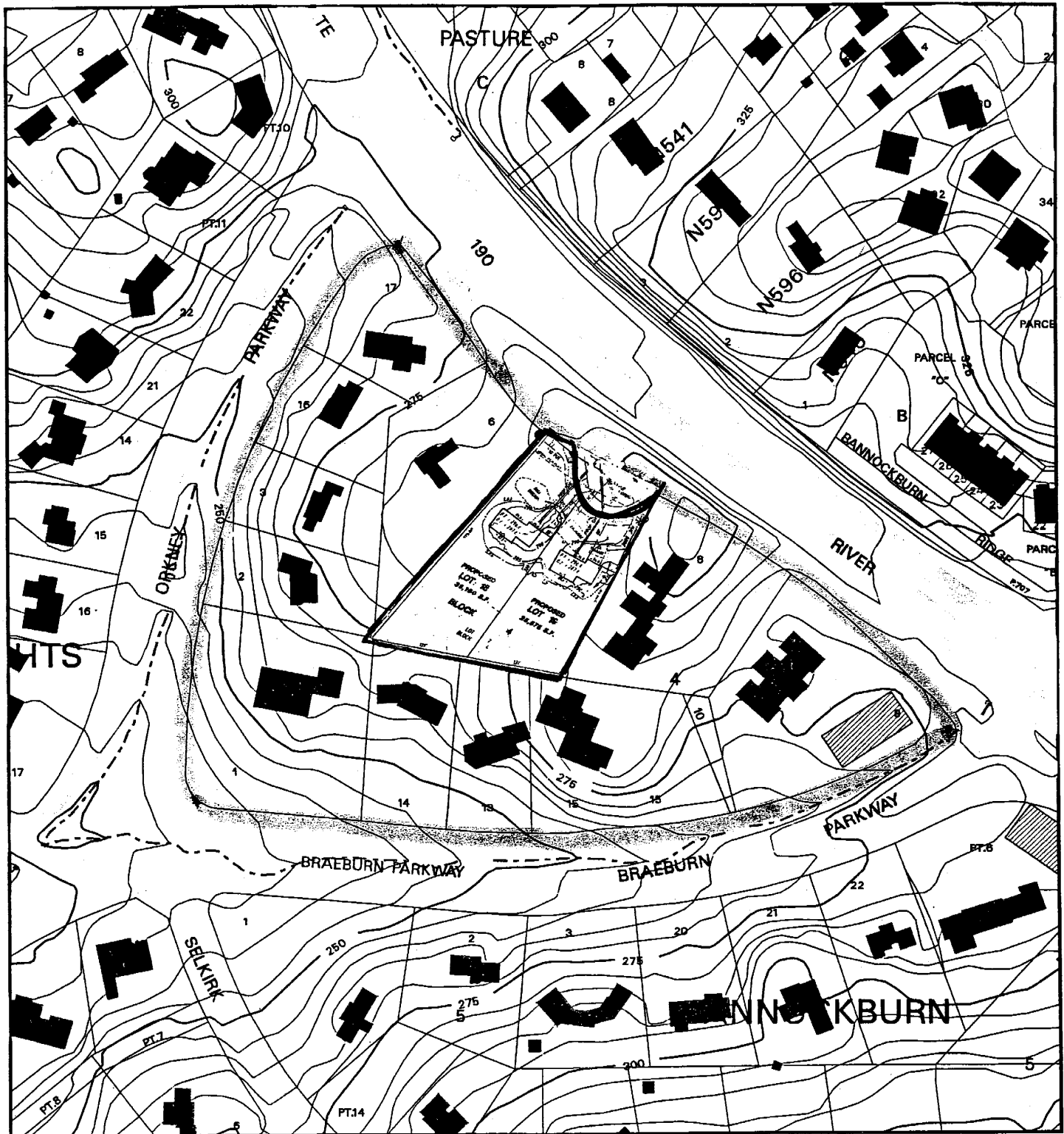


1 : 2400

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

BANNOCKBURN HEIGHTS (1-03051)



Map compiled on January 26, 2003 at 2:30 PM | Site located on base sheet no - 209NW06

NOTICE

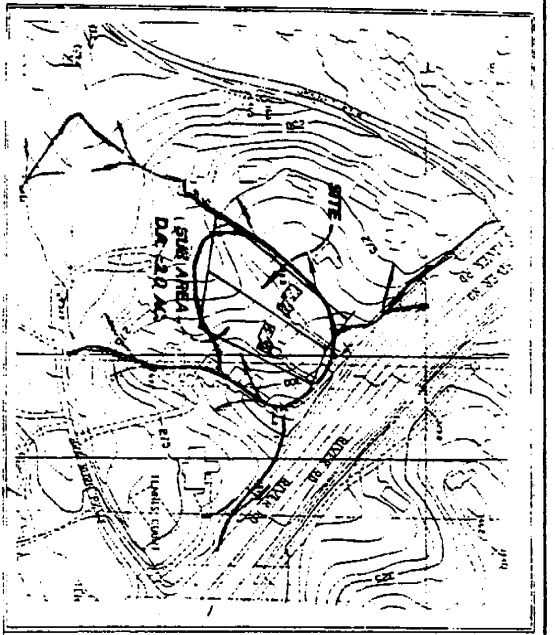
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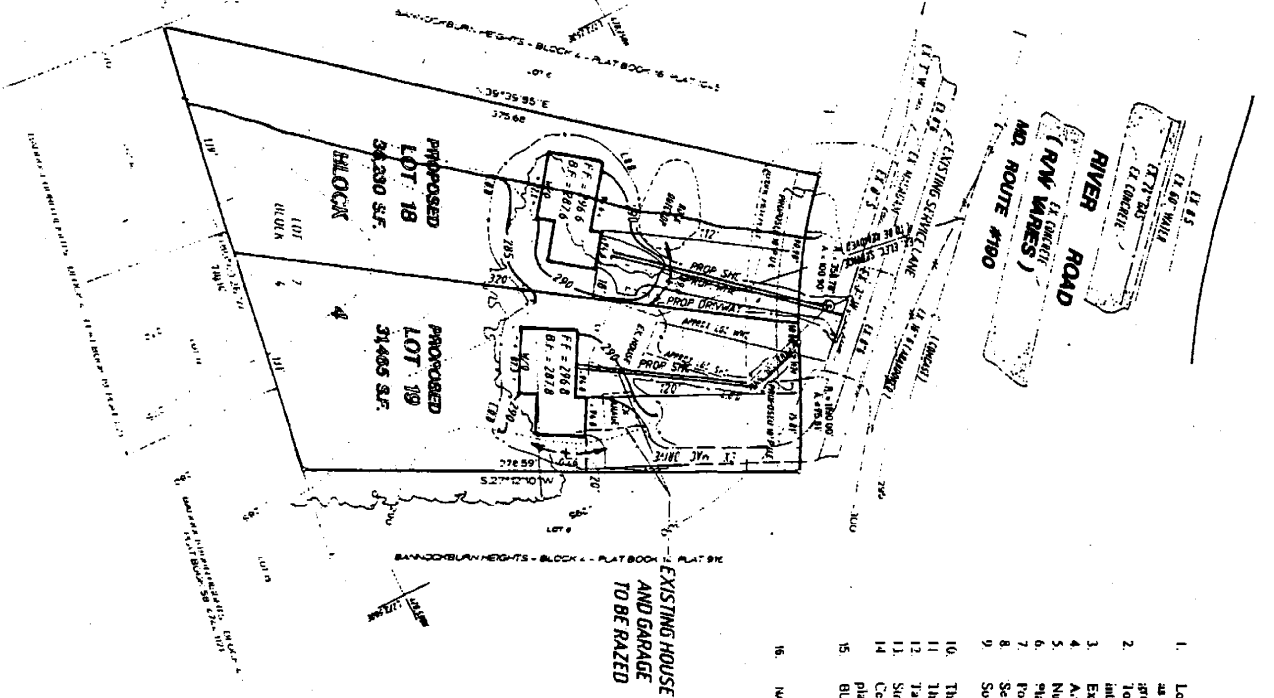
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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





DRAINAGE AREA MAP
SCALE: 1" = 200'



PLAN
SCALE: 1" = 50'

- NOTES
- Lot 7 is included on a record plat entitled "Remainder of Block 4, Bannockburn Heights" as recorded in Plat Book 16 as Plat 1045 from which the boundary as shown was topographically reproduced.
 - Topography, as shown, from MNC&PC aerial photography, 2007 scale, 5" contour interval, MCM&A PS Sheets 209 NW 7 and 209 NW 6.
 - Existing zoning - R-206, 20,000 sq. ft. min. lot size.
 - Area included in plan - 67,635 sq. ft.
 - Number of lots included in plan - 2.
 - Planning area 35; Bethesda, Chevy Chase
 - Foliar: River Watershed
 - Sewer Category: S-1; Water Category: W-1
 - Soils from the Montgomery County Soils Survey Sheet 26:
3C - Glacial silt loam - 8-15% slopes
 - There are no flood plains, streams or non-tidal wetlands on or within 200' of site.
 - There are no historic or cultural features on site.
 - Tax Account No. 07-0068505
 - Street Address: 6620 River Road
 - Certain elements shown on this plan are scaled and subject to change at time of record plat or field survey.
 - BUILDING SETBACKS (R-206)
FRONT: 4' (OR ESTABLISHED BUILDING LINE)
REAR: 30'
SIDE: 25' TOTAL (MINIMUM ONE SIDE = 12')
 - NATURAL RESOURCES INVENTORY NO. 4-03044

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AS NOTED.

John R. Warner
JOHN R. WARNER
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 00668

NOV. 05, 2002

DEVELOPMENT TABULATION

ZONING	REQUIREMENTS	PROVIDED
TOTAL AREA UP FOR DEVELOPMENT	R-206 R. 20,000 S.F.	R-206 R. 20,000 S.F.
NET AREA UP FOR DEVELOPMENT	0 S.F.	0 S.F.
NUMBER OF LOTS	2	2
LOT AREA	20,000 S.F.	16,230 S.F. (81.15%)
LOT WIDTH - R.F.T.	100	100

200 SHELLEY 209 NW 7.6
SECTION 35, T42N, R12E
MONTGOMERY COUNTY, MARYLAND

ALLEN S. WILKINSON
7313 NEWS ROAD
BETHESDA, MD 20814
202-320-4888

PRELIMINARY PLAN

PROPOSED LOTS 18 & 19, BLOCK 4
A RESUBDIVISION OF LOT 7, BLOCK 4
BANNOCKBURN HEIGHTS
BETHESDA ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
1100 North Rock Creek Road, Suite 100
Bethesda, MD 20814
301-461-1100

NOVEMBER 2002