

Map compiled on April 04, 2005 at 3:31 PM | Site located on base sheet no - 221NW01

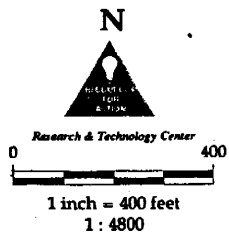
### NOTICE

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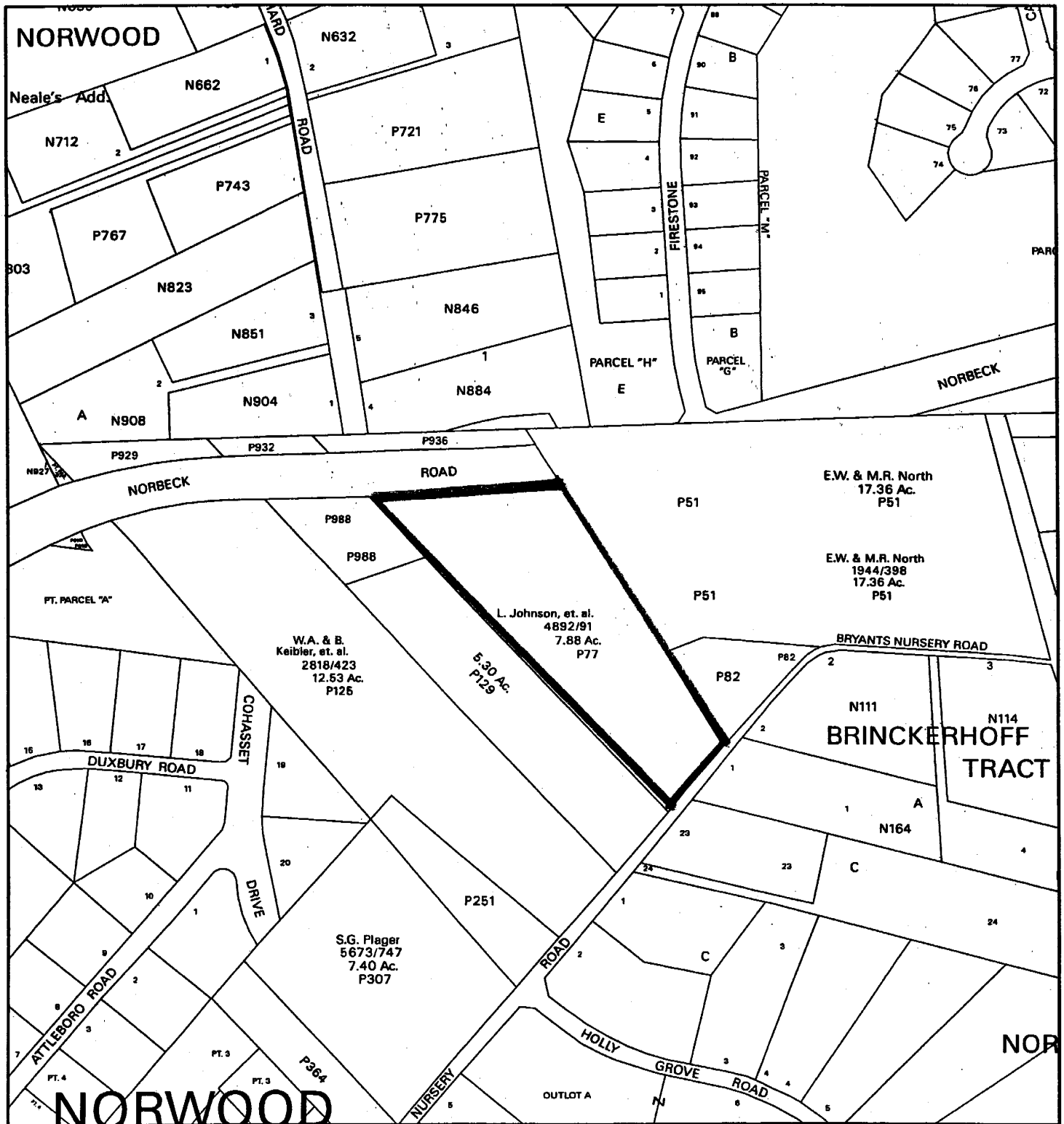
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



# BRYANTS NURSERY ROAD (1-05076)



Map compiled on April 04, 2005 at 3:28 PM | Site located on base sheet no - 221NW01

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Key Map



N



Research & Technology Center



1 inch = 400 feet  
1 : 4800

**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**  
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8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

## Preliminary Plan Data Table and Checklist

Plan Name: Bryants Nursery Road				
Plan Number: 120050760				
Zoning: RE-2				
# of Lots: 2				
# of Outlots: 0				
Dev. Type: 2 one-family detached dwelling units				
PLAN DATA	Required/Permitted	Provided	Verified	Date
Minimum Lot Area	87,120 sq.ft.	26,376 sq.ft. is minimum proposed	<i>Durl</i>	October 31, 2005
Lot Width	25 ft.	Must meet minimum	<i>Durl</i>	October 31, 2005
Lot Frontage	150 ft.	Must meet minimum	<i>Durl</i>	October 31, 2005
Setbacks				October 31, 2005
Front	50 ft. Min.	Must meet minimum	<i>Durl</i>	October 31, 2005
Side	17 ft. Min./ 35 ft. total	Must meet minimum	<i>Durl</i>	October 31, 2005
Rear	35 ft. Min.	Must meet minimum	<i>Durl</i>	October 31, 2005
Height	50 ft. Max.	May not exceed maximum	<i>Durl</i>	October 31, 2005
Max Resid'l d.u. or Comm'l s.f. per Zoning	2 one-family detached dwelling units	2 one-family detached dwelling units	<i>Durl</i>	October 31, 2005
MPDUs	0	0	<i>Durl</i>	October 31, 2005
TDRs	0	0	<i>Durl</i>	October 31, 2005
Site Plan Req'd?	N/A	N/A	<i>Durl</i>	October 31, 2005
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes	Yes	DPWT	October 25, 2005
Road dedication and frontage improvements	No	No	Transportation Planning	November 1, 2005
Environmental Guidelines	Yes	Yes	Environmental memo	April 11, 2005 and November 2, 2005
Forest Conservation	Yes	Yes	Environmental memo	April 11, 2005 and November 2, 2005
Master Plan Compliance	Yes	Yes	<i>Durl</i>	October 31, 2005
Other				
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes	Yes	DPS memo	April 20, 2005
Well and Septic	Yes	Yes	DPS memo	October 20, 2005
Local Area Traffic Review	Not required	N/A		
Fire and Rescue	No comments <sup>1</sup>	N/A		

<sup>1</sup> Per Section 50-35(c) of the Subdivision Regulations, each agency to which a plan is referred has 30 days to return recommendations. If a recommendation is not made within the 30-day review period by any agency to whom referred, the plan is deemed to be approved by the agency.