

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: June 13, 2003
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for June 19, 2003.

-

Attached are copies of plan drawings for Item #08, and #09. These subdivision items are scheduled for Planning Board consideration on June 19, 2003. The items are further identified as follows:

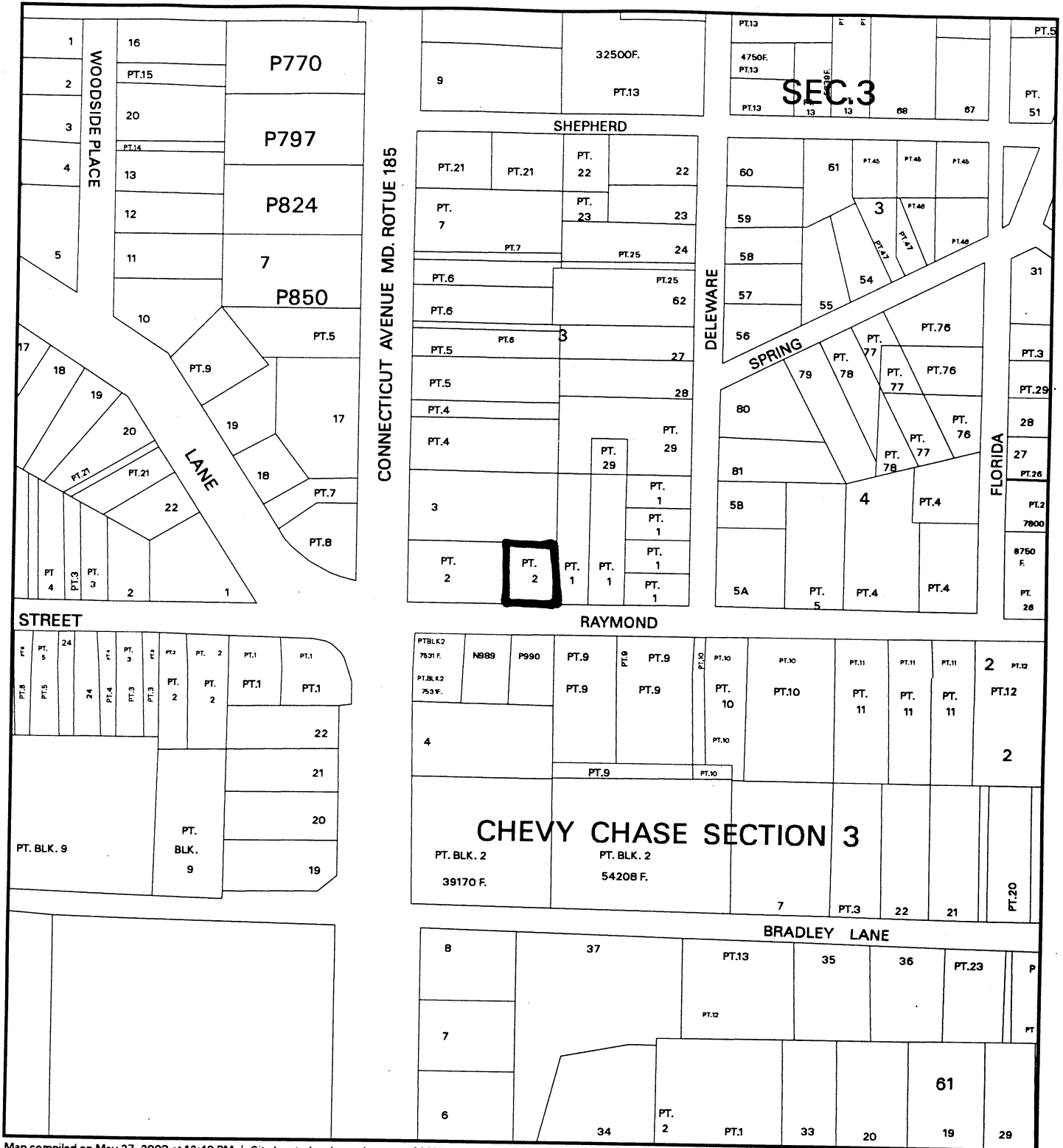
Agenda Item #08 - Preliminary Plan 1-03066
Chevy Chase

Agenda Item #09 - Preliminary Plan 1-03072
Drumeldra Hills

Attachment

VICINITY MAP FOR

CHEVY CHASE (1-03066)



Map compiled on May 27, 2003 at 12:40 PM | Site located on base sheet no - 209NW04

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 20903-3760

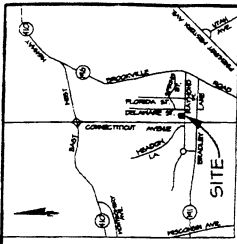
Key Map



Research & Technology Center



1 : 2400



VICINITY MAP
SCALE 1"=200'

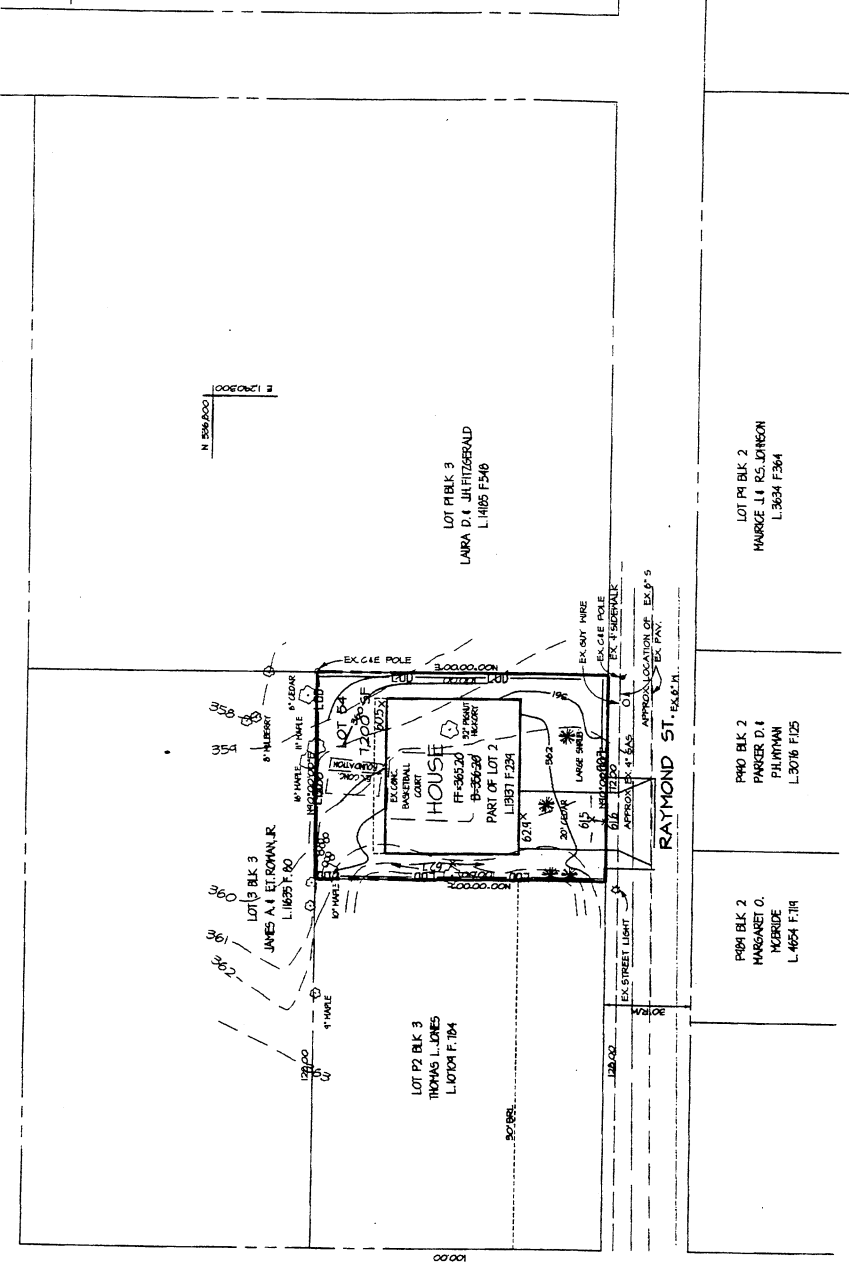
GENERAL NOTES:

1. THE SUBJECT PROPERTY IS PART OF LOT 2, BLOCK 3, SECTION 3, CHEVY CHASE ON TAX MAP IN 42. THE TOTAL SITE AREA IS 7200 SQ FT OR 0.65 AC.
2. EXISTING ZONING IS R-60.
3. BOUNDARY INFORMATION IS FROM A DEED PLOT PREPARED BY APEX ENGINEERING IN JANUARY 2003.
4. TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY BY H.L. MEERS, INC. ON JULY 28, 1984 AND WAS PROVIDED TO APEX BY JAMES ROMAN. CONTOUR INTERVAL IS ONE FOOT.
5. THERE IS NO 100 YEAR FLOODPLAIN, STREAM, WETLANDS OR FOREST ON THIS SITE.
6. THIS SITE IS EXEMPT FROM ANY FOREST CONSERVATION REQUIREMENTS.
7. THIS SITE IS IN THE CHEVY CHASE HISTORIC DISTRICT. THE ACTUAL SITE DOES NOT HAVE ANY HISTORICAL CHARACTERISTICS ACCORDING TO THE LOCATIONAL ATLAS & INDEX OF HISTORICAL SITES IN MONTGOMERY COUNTY.
8. THE SITE IS WITHIN THE ROCK CREEK W/PC WHICH IS A USE CLASS W/P WATERSHED.
9. CURRENT OWNER, JAMES A. & ET. ROMAN, L.L. (B) F. 291.
10. THERE IS 1 PROPOSED LOT.
11. LOT COVERAGE: 35% MAXIMUM
12. DEVELOPMENT STANDARD:
MINIMUM LOT AREA: 6,000 SF
MINIMUM FRONT SETBACKS: 30'
FROM A SIDE YARD: 5'
REAR YARD: 5'
MIN LOT WIDTH AT STREET R/W: 20'
MIN LOT WIDTH AT BTL: 60'
13. NO EXISTING WELLS OR SEPTIC FIELDS ARE LOCATED ON THIS SITE OR WITHIN 100' OF THE SITE.
14. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
15. PERCO, CONCAST, VERIZON, WASHINGTON GAS AND HS&C AND THE PUBLIC UTILITY COMPANIES THAT WILL PROVIDE SERVICE TO THIS SITE.
16. THIS SITE IS WITHIN 1/4 MILE AND 5-1/2 WATER AND SEWER MAINS. WATER AND SEWER SERVICE WILL BE PROVIDED BY PROCEEDING WITH THE EXISTING WATER AND SEWER IN THE RAYMOND STREET RIGHT-OF-WAY.

OWNER / SUBMITTER CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARY IS FROM A DEED PLOT PREPARED BY APEX ENGINEERING IN JANUARY 2003. THE TOPOGRAPHIC INFORMATION IS FROM A FIELD SURVEY BY H.L. MEERS, INC. ON JULY 28, 1984 AND WAS PROVIDED TO APEX BY JAMES ROMAN. CONTOUR INTERVAL IS ONE FOOT. I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY ENGINEERING REGULATIONS, CHAPTER 17.02.

DATE: 1/12/03
BY: J. J. HARRIS

PREPARED BY:
APEX ENGINEERING
1/12/03



PRELIMINARY PLAN
PART OF LOT 2, SECTION 3
CHEVY CHASE
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



SCALE: 1"=20'
JOB NO.: 150044

DATE	DESIGNED	TECHNICAL	CHECKED	BY	DATE	REVISION
JAN 2003	G.M.	G.M.	R.V.C.			

DATE	DESIGNED	TECHNICAL	CHECKED	BY	DATE	REVISION

8060 CHAMPS BRANCH HWY, SUITE 200
ROCKVILLE, MARYLAND 20855-2872
301-410-0000 FAX 301-475-0444

Apex engineering

OWNER/DEVELOPER:
JAMES A. AND EMILY T. ROMAN, L.L.
6609 CONNECTICUT AVENUE
CHEVY CHASE, MARYLAND 20815
301-255-4800