

Item #9



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:

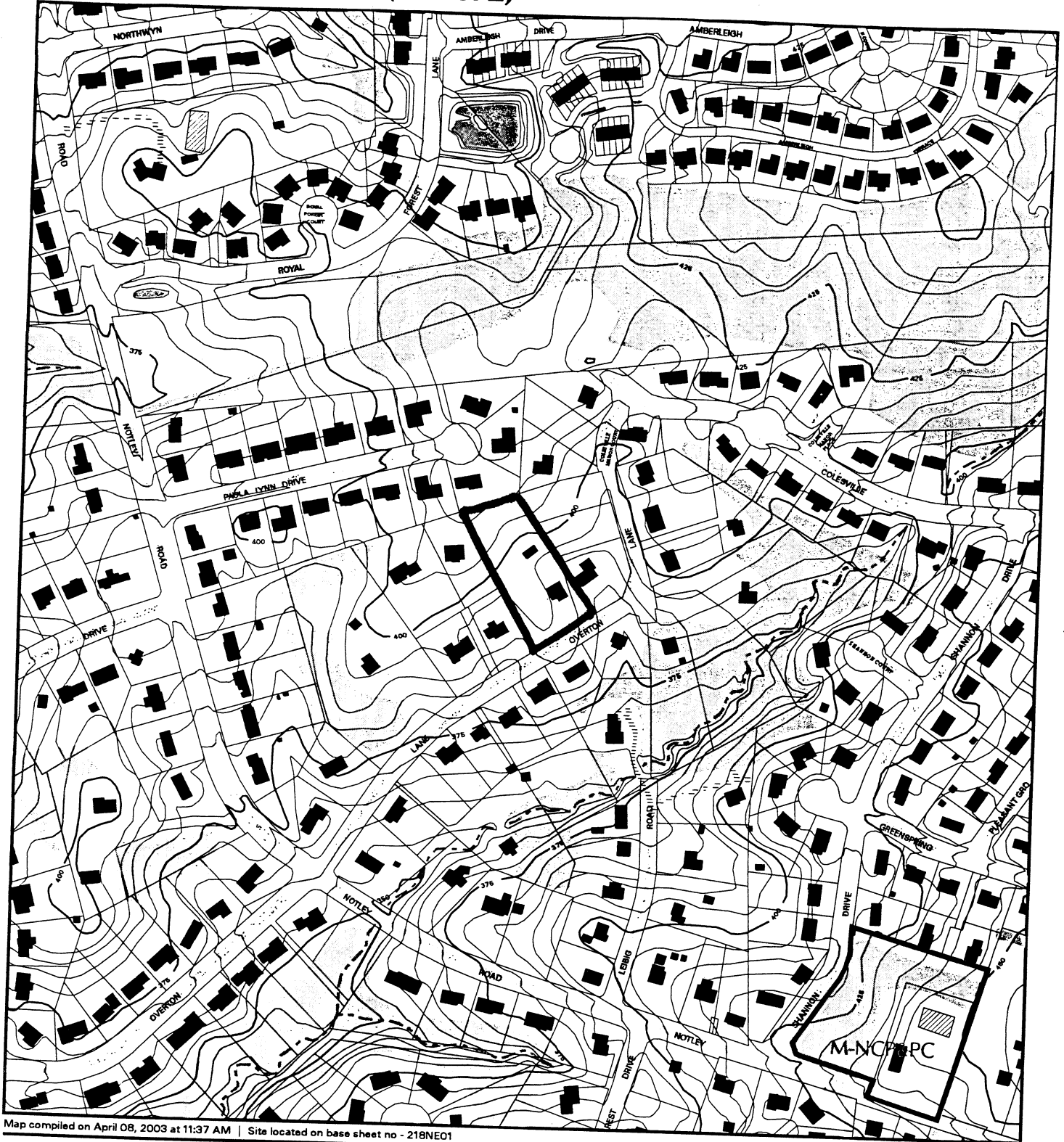
Agenda Item #08 - Preliminary Plan 1-03066
Chevy Chase

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

Attachment

VICINITY MAP FOR

DRUMELDRA HILLS (1-03072)



Map compiled on April 08, 2003 at 11:37 AM | Site located on base sheet no - 218NE01

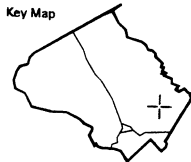
NOTICE

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

Key Map



1 : 4800

VICINITY MAP FOR
DRUMELDRA HILLS (1-03072)



Map compiled on December 09, 1999 at 7:40 AM | Site located on base sheet no - 218NE01

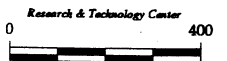
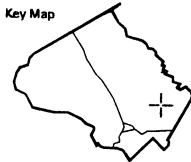
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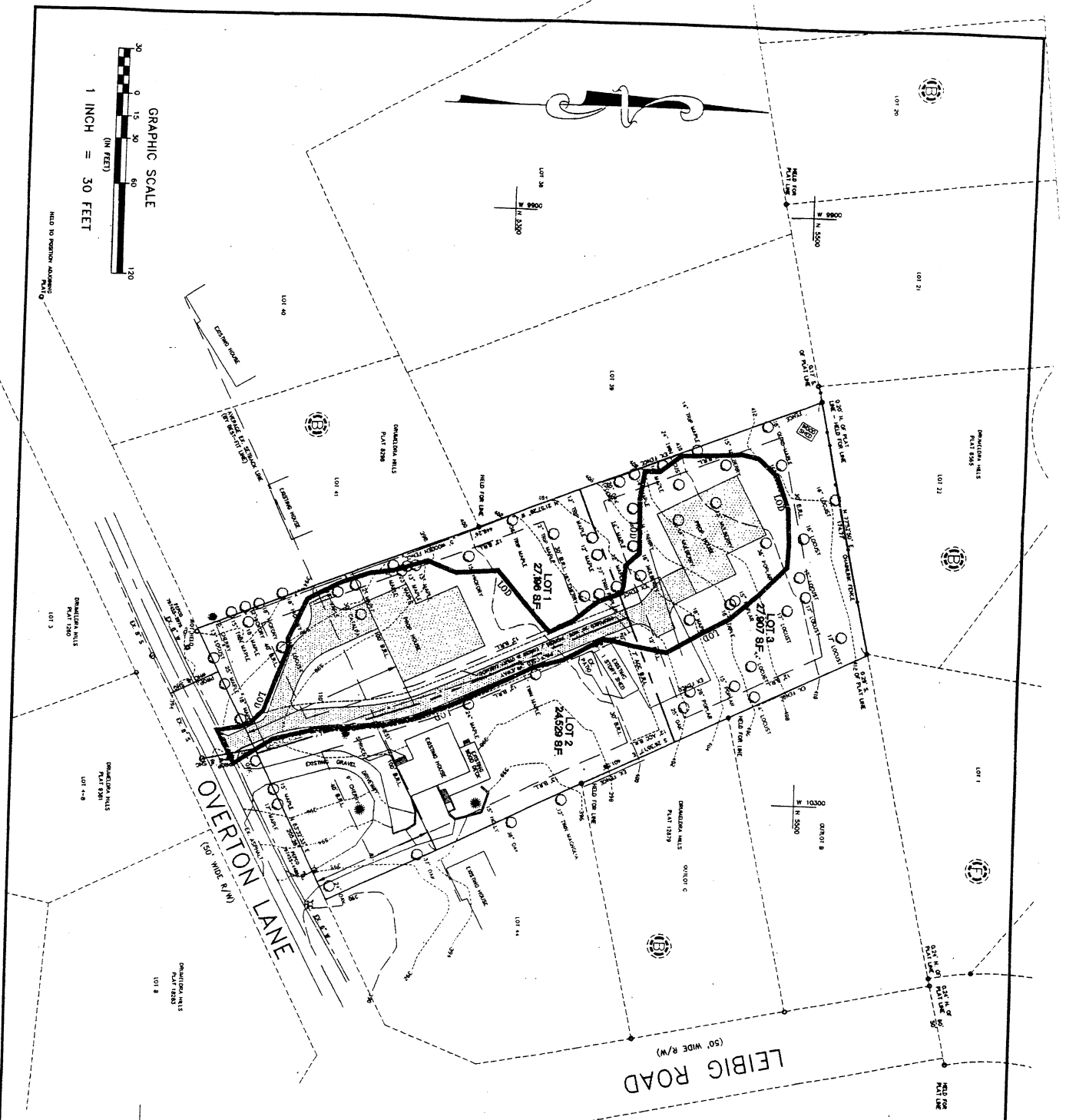
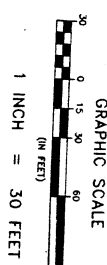
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Key Map

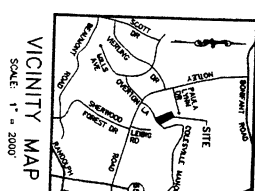


1 : 4800



GENERAL NOTES

- OWNER SHALL ACQUIRE EASEL RIGHTS (PLANS 4, 5)
- PROJECT ZONING: R-200
- 3 SIDEY LOT 2555 ARE PROPOSED
- PROPOSED ZONING STANDARDS:
MINIMUM LOT AREA: 2000 SQUARE FEET
MINIMUM FRONT SETBACK: 15 FEET
MINIMUM SIDE SETBACK: 12 FEET
MINIMUM REAR SETBACK: 12 FEET
MINIMUM HEIGHT: 35 FEET
LOT WIDTH AT PROPOSED STREET LINE: 20 FEET
- LOT 2 TO BE CELESTIAL WINDY PUBLIC STREET (MONTGOMERY COUNTY PUBLIC STREET) DATED OCTOBER, 2003 BY ANNOVER HARBOR & ASSOCIATES, INC.
- PROPOSED SIDEWALKS: 5 FEET WIDE, 4 FEET-6 INCHES HIGH
- WATER AND SEWER SERVICE TO BE PROVIDED BY THE STATE.
- A SUBMITTAL MANAGEMENT CONCEPT FOR THE DEVELOPMENT HAS BEEN PROVIDED AS PART OF THE SUBMITTAL MATERIALS. THE OWNER SHALL CONSULT WITH THE COUNTY ENGINEER FOR ANY REQUIRED CHANGES TO THE SUBMITTAL MATERIALS.
- THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICANT'S LOCAL JURISDICTION.
- A NATIONAL FIREPROOFING CERTIFICATE FROM LOT 2 TO BE OBTAINED.
- THIS SITE IS LOCATED IN THE UNINCORPORATED WATERWAYS.
- TAX MAP REFERENCE: STATE PART OF LOT 6, 2000 (BOND STREET & STATE).
- PUBLIC UTILITY SERVICE LINES: GAS, WATER, AND SEWER LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHALL OBTAIN ALL NECESSARY RECORD DRAWINGS AND PERMITS FROM THE APPLICANT'S LOCAL JURISDICTION.
- CONTRACT AND PERMITS FROM THE APPLICANT SHALL BE OBTAINED BY THE APPLICANT.
- SETBACKS TO BE PROVIDED WITH FINAL LAYOUT SUBMITTAL.
- SETBACKS TO BE PROVIDED WITH FINAL LAYOUT SUBMITTAL.
- SEE EXHIBIT TO SUBMITTAL MATERIALS FOR ANY CHANGES TO THE SUBMITTAL MATERIALS.
- DATE OF EXISTING RECORD DRAWINGS: 1/17/03
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- THERE ARE NO SHOWN UTILITIES ON THE PROJECT.
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APPLICANT
 DRUMELDRA HILLS, LLC
 5745 ANDERSON AVENUE
 ROCKVILLE, MARYLAND 20850-2000
 PH: 301-584-9200 FAX: 301-584-9202

SURVEYORS/ENGINEERS CERTIFICATION

WE HEREBY CERTIFY THAT THIS PLAN WAS DRAWN AND CHECKED BY THE SURVEYOR AND ENGINEER AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AND ENGINEERING WORK PERFORMED BY US AND OUR STAFF IN ACCORDANCE WITH THE MONTGOMERY COUNTY ENGINEERING AND SURVEYING ACT OF 1993 AND THE REGULATIONS THEREUNDER. We warrant that the information provided herein is true and correct to the best of our knowledge and belief.

DATE: 3-20-03
 SIGNATURE: *[Signature]*
 TITLE: SURVEYOR/ENGINEER
 FIRM: MADDOX ENGINEERS & SURVEYORS, INC.
 100 PARK AVENUE, ROCKVILLE, MARYLAND 20850-2000
 PHONE: 301-762-9001

PART OF LOT 6, BLOCK B
DRUMELDRA HILLS
 5TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN

MADDOX
 INCORPORATED
 ENGINEERS • SURVEYORS

100 PARK AVENUE
 ROCKVILLE, MARYLAND 20850-2000
 (301) 762-9001

DATE	REVISION

SCALE	1" = 30'
DRAWN	JAS
DATE	FEBRUARY 2003
SHEET	1 OF 1
TITLE NO.	000000