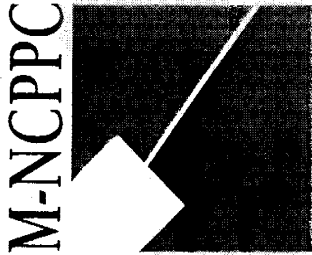


Item #6



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: May 21, 2004
TO: Montgomery County Planning Board
FROM: Richard Weaver
Development Review Division
(301) 495-4544
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for May 27, 2004.

Attached are copies of plan drawings for Items #06 #08, and #12. These subdivision items are scheduled for Planning Board consideration on May 27, 2004. The items are further identified as follows:

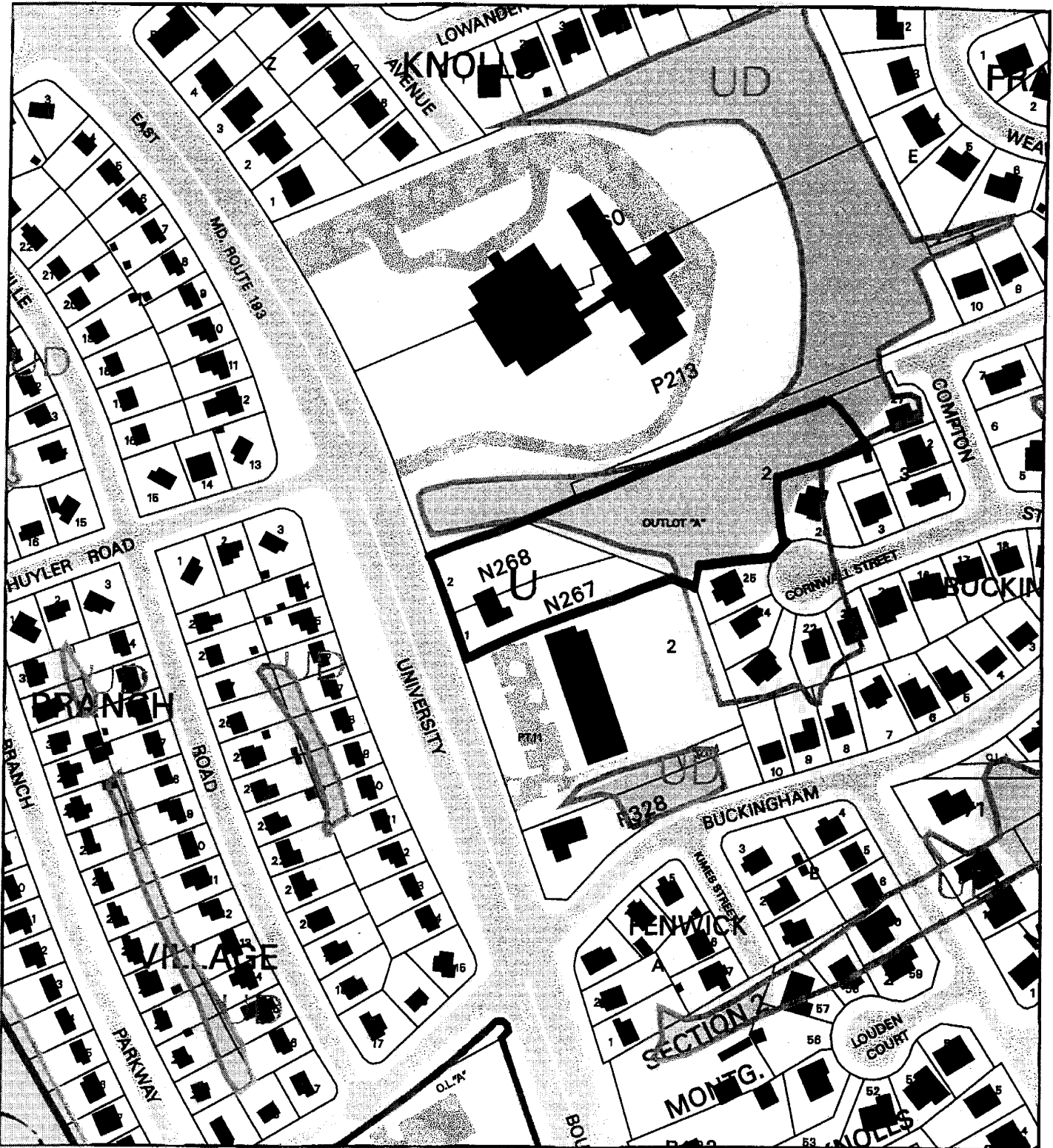
Agenda Item #06 Preliminary Plan 1-04047
Buckingham Terrace

Agenda Item #08 Preliminary Plan 1-04078
Chevy Chase, Section 1-A

Agenda Item #12 Preliminary Plan 1-01039A
White Flint Place

Attachment

BUCKINGHAM TERRACE (1-04047)



Map compiled on January 21, 2004 at 8:26 AM | Site located on base sheet no - 211NE01

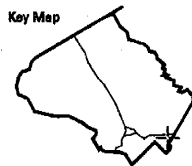
NOTICE

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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

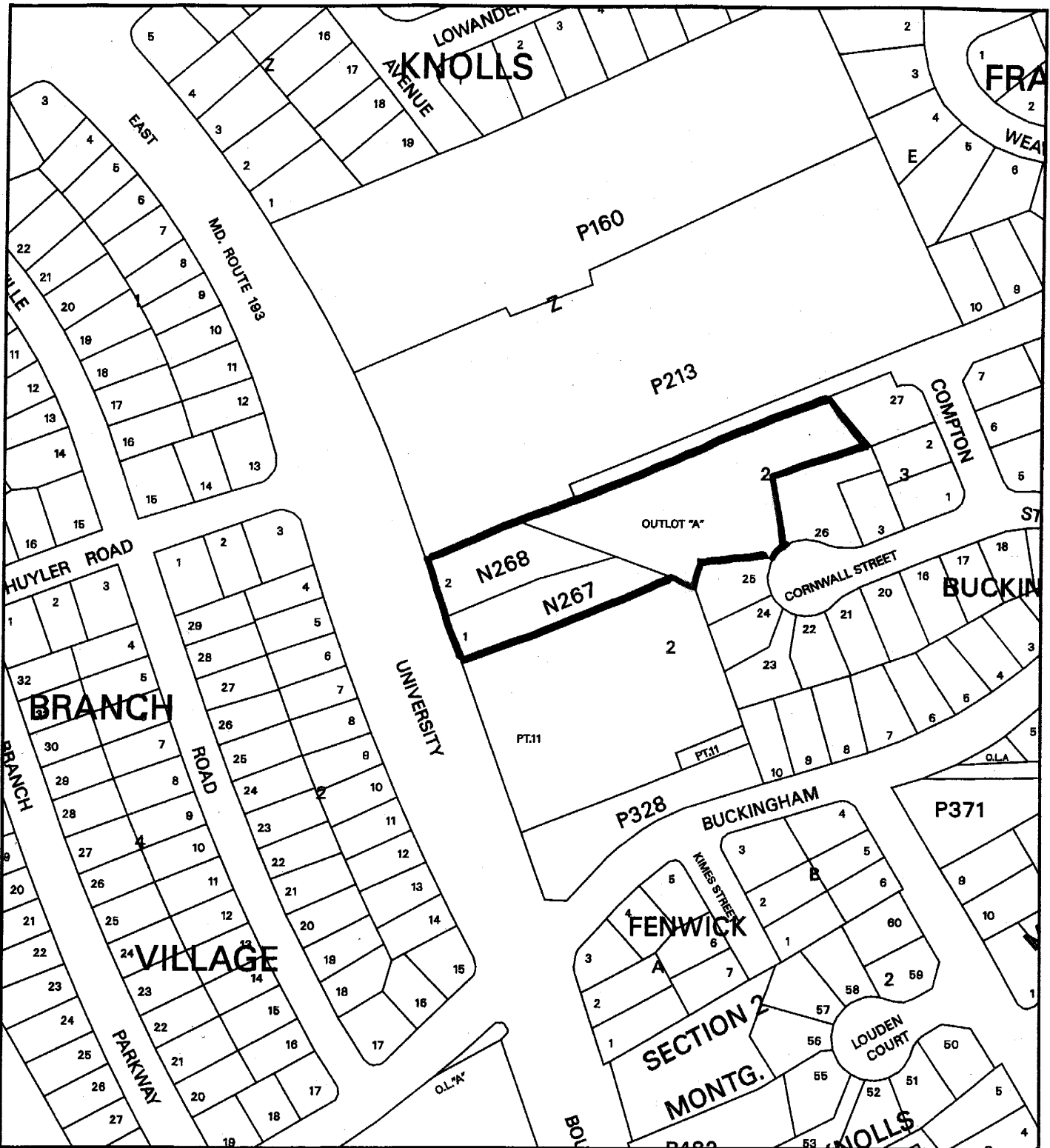


N



1 : 2400

BUCKINGHAM TERRACE (1-04047)



Map compiled on January 21, 2004 at 8:38 AM | Site located on base sheet no - 211NE01

NOTICE

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Key Map



N



1 : 2400

GENERAL NOTES

- BOUNDARY - LOTS 1 & 2, PG 58 P-4751, MOUNTAIN VIEW/501 OUTLOT A, PG 100 P-16120 BUCKINGHAM TERRACE
- TOPOGRAPHY - MNCPPC AERIAL
- ADC MAP 37, GRID E 7
- WSSC 300' SHEET 211 NET
- PUBLIC WATER & SEWER AVAILABLE CATEGORY W-1, S-1
- WATERSHED - NORTHWEST BRANCH, CLASS I
- TAX MAP # 37 01
- EXISTING HOUSE ON LOTS 1 & 2 TO BE DEMOLISHED
- SWAP - EXISTING EASEMENT AREA BETWEEN LOTS & OUTLOT 50 NET 85% AREA IS EQUAL TO BEFORE.
- EXISTING ZONING - (LOTS 1 & 2) R 60 PROPOSED ZONING - (OUTLOT A) R 60
- DELIST CALCULATIONS - R 60 ZONE (OUTLOT A) - 54,315/6,000 = 9 UNITS RTIS ZONE (LOTS 1 & 2) - 54,302/3,550 x 1.5 = 21 UNITS ALLOWED - 20 UNITS PROVIDED - 18 UNITS & ATTR - 0.27/MINORHOUSE
- SOILS ON THIS SITE IS GAILA - HYDROLOGIC SOIL GROUP: B
- UTILTY COMPANIES: ELECTRIC - POTOMAC Edison TELEPHONE - VERIZON GAS - WASHINGTON GAS CABLE - CABLE TV GAS WATER & SEWER - WSSC
- REUSE - REUSE THE EXISTING DRIVEWAY IN LOT 1 & 2 TO DEVELOP LOT 1 & 2 AS R-60 CONFORMING TO DENSITY OR BUILDING TO DEVELOP AND RECLASSIFY TO SINGLE-FAMILY RESIDENTIAL ZONING TRACT IN THE LOT THE REAR OF THE PROPERTY. 17 BUILDING HEIGHT - 35 MAX



SCALE: 1" = 2000' IN SECTION
 M.C. CO. MAP PAGE: 37 GRID E 7

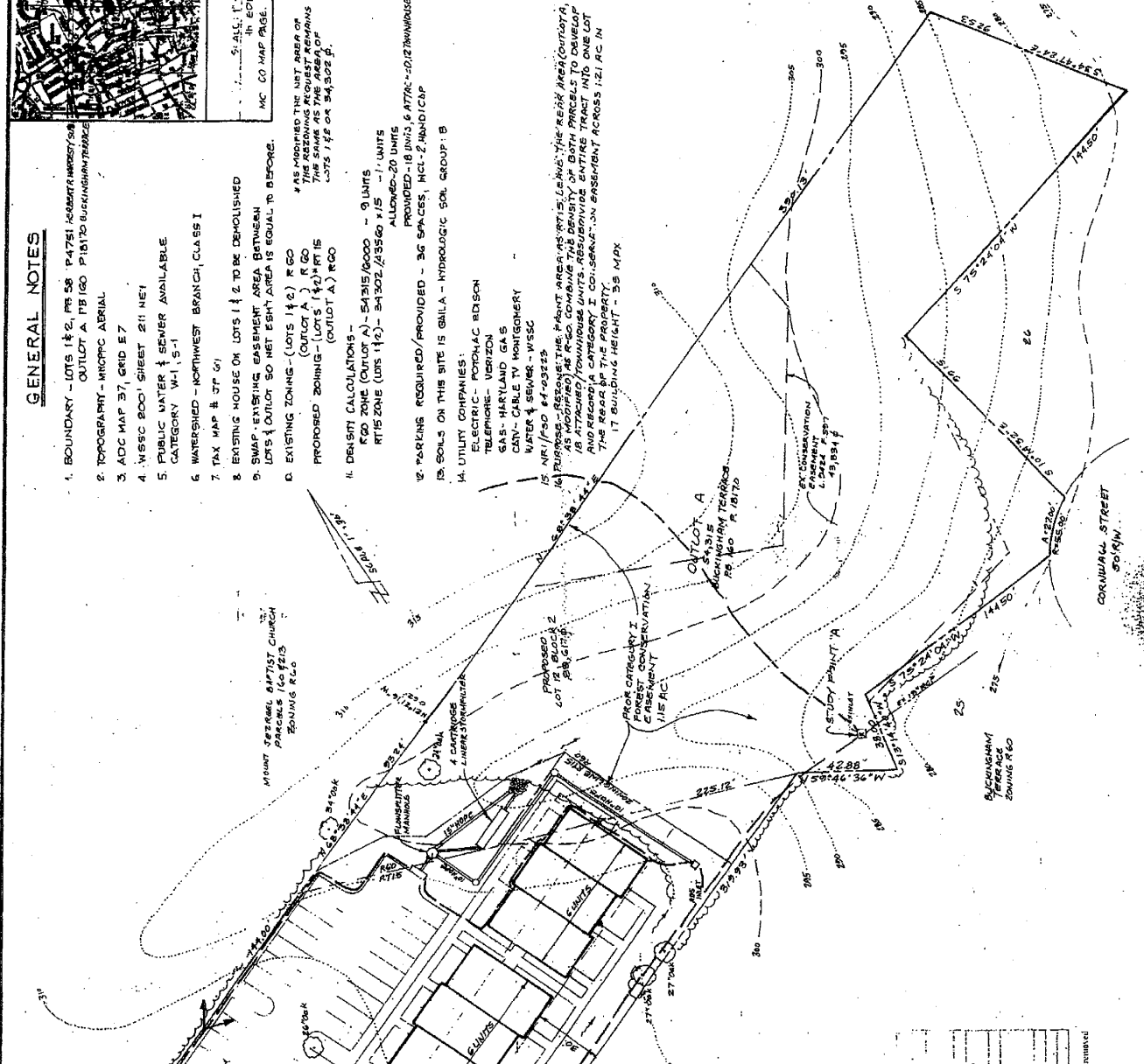
REVISIONS
 NO. DATE BY
 01 07/15/03 JAC

Rev per Perks County
 02 07/15/03 JAC

CIVIL ENGINEERS & SURVEYORS & LAND PLANNERS
 154-A HANOVER ROAD
 ROCKVILLE, MARYLAND 20850
 PHONE (301) 209-1161

P.G. ASSOCIATES, INC.

BUCKINGHAM TERRACE
 LOTS 1 & 2, MOUNTAIN VIEW/501 AND
 OUTLOT A, BUCKINGHAM TERRACE
 MONTGOMERY COUNTY, MARYLAND
 SCHEMATIC DEVELOPMENT PLAN



Certification

This is a true copy of the development plan
 Exhibit No. 271 approved by the District
 Council on September 21, 2003, in
 Application No. C-8085

J. J. [Signature]
 Hearing Examiner

Date: 09/15/03

| Development Standards of R-15 Zone | Permitted/Required | Binding Element |
|------------------------------------|---|-----------------------------|
| Minimum lot area | 40,000 sq ft | EXCEEDED |
| Maximum lot area | 15 units acre; 8 times front lot area; 18 total lot | 11 units acre; 18 total lot |
| Minimum front yard | 30 feet | 30 feet |
| Minimum side yard | 30 feet | 30 feet |
| Minimum rear yard | 30 feet | 30 feet |
| Minimum lot coverage | 15% | 15% |

(1) With the present lot configuration, lot coverage and area plus, the internal lot lines will be removed and with the proposed alignment being a single lot, the setback will become 350 feet.