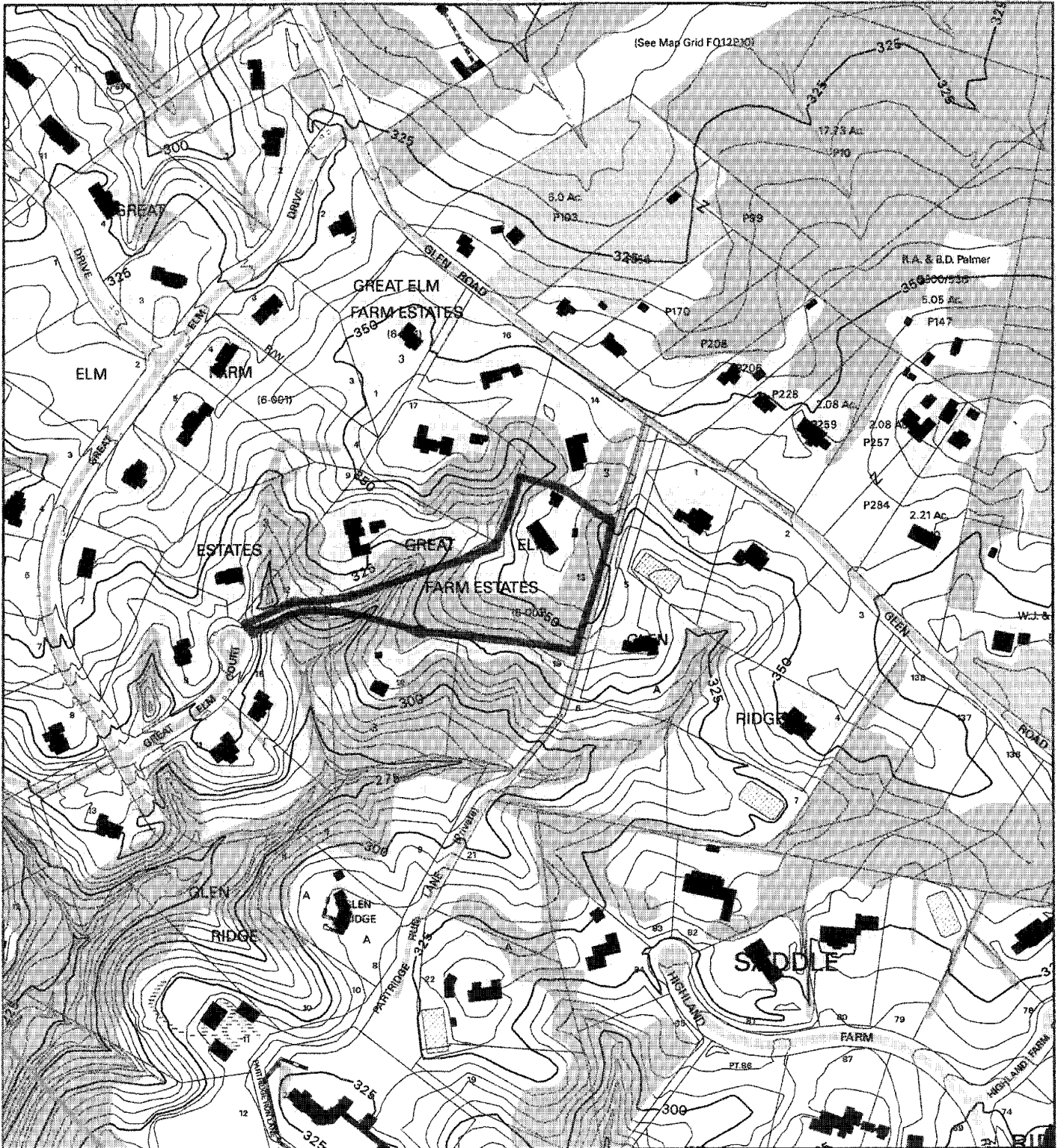


# GREAT ELM FARM ESTATES (1-04066)



Map compiled on July 16, 2004 at 10:46 AM | Site located on base sheet no. -215NW11

## NOTICE

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Key Map



N



Research & Technology Center

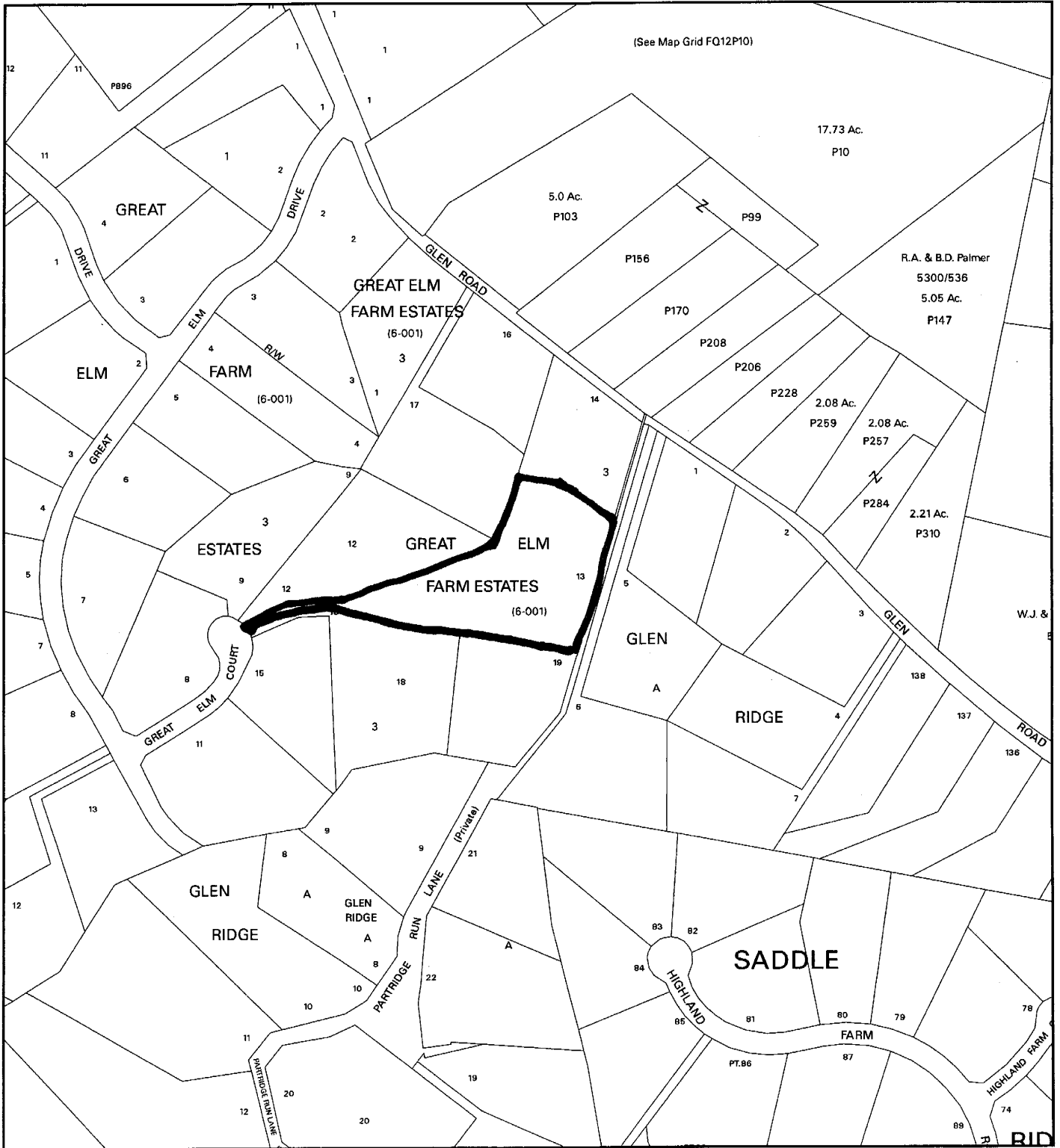
0 400

1 inch = 400 feet  
1 : 4800

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

# GREAT ELM FARM ESTATES (1-04066)



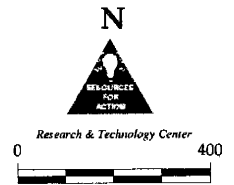
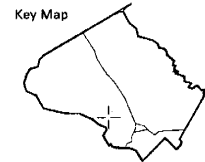
Map compiled on July 16, 2004 at 10:44 AM | Site located on base sheet no - 215NW11

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1 inch = 400 feet  
1 : 4800

# GREAT ELM FARM ESTATES (1-04066)



Map compiled on July 16, 2004 at 10:46 AM | Site located on base sheet no - 215NW11

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Key Map

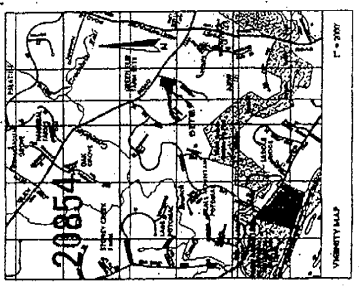


Research & Technology Center



1 inch = 600 feet  
1 : 7200





- METADATA**
- 1. Project Name: GREAT ELM FARM
  - 2. Client: PERRINE PLANNING & ZONING, INC.
  - 3. Date: 05/15/12
  - 4. Project Location: 40706 ROUTE 1, MARYLAND
  - 5. Projected Date: 05/15/12
  - 6. Prepared By: P. J. HART

**PROPOSED LOT STANDARDS**

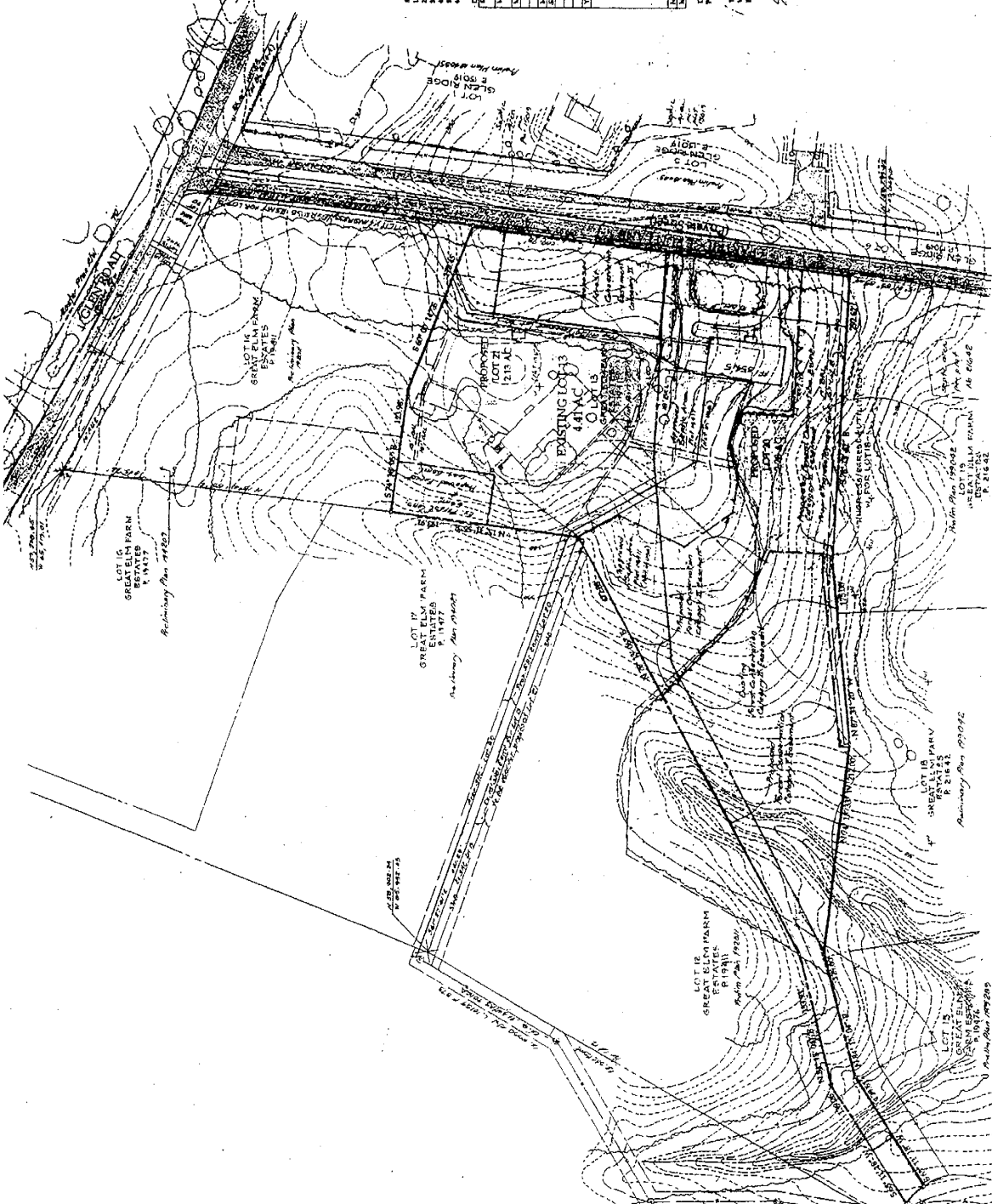
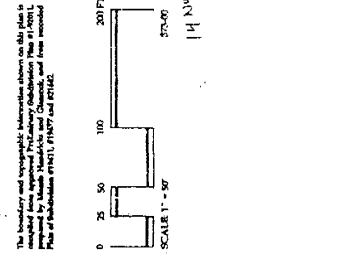
Lot Area	Min. Lot Area	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Lot Coverage
20,000 sq. ft. and over	10,000 sq. ft.	10 ft.	5 ft.	5 ft.	25%
10,000 sq. ft. to 19,999 sq. ft.	5,000 sq. ft.	10 ft.	5 ft.	5 ft.	25%
5,000 sq. ft. to 9,999 sq. ft.	2,500 sq. ft.	10 ft.	5 ft.	5 ft.	25%
2,500 sq. ft. to 4,999 sq. ft.	1,250 sq. ft.	10 ft.	5 ft.	5 ft.	25%
1,250 sq. ft. to 2,499 sq. ft.	625 sq. ft.	10 ft.	5 ft.	5 ft.	25%
625 sq. ft. to 1,249 sq. ft.	312 sq. ft.	10 ft.	5 ft.	5 ft.	25%
312 sq. ft. to 624 sq. ft.	156 sq. ft.	10 ft.	5 ft.	5 ft.	25%
156 sq. ft. to 311 sq. ft.	78 sq. ft.	10 ft.	5 ft.	5 ft.	25%
78 sq. ft. to 155 sq. ft.	39 sq. ft.	10 ft.	5 ft.	5 ft.	25%
39 sq. ft. to 77 sq. ft.	19 sq. ft.	10 ft.	5 ft.	5 ft.	25%
19 sq. ft. to 38 sq. ft.	9 sq. ft.	10 ft.	5 ft.	5 ft.	25%
9 sq. ft. to 18 sq. ft.	4 sq. ft.	10 ft.	5 ft.	5 ft.	25%
4 sq. ft. to 8 sq. ft.	2 sq. ft.	10 ft.	5 ft.	5 ft.	25%
2 sq. ft. to 3 sq. ft.	1 sq. ft.	10 ft.	5 ft.	5 ft.	25%
1 sq. ft. to 1 sq. ft.	0 sq. ft.	10 ft.	5 ft.	5 ft.	25%

**GENERAL NOTES**

- All set-backs shall be measured from the exterior face of the foundation of the building.
- Set-backs shall be measured from the top of the foundation wall for a foundation wall which is less than 6" thick.
- Set-backs shall be measured from the top of the foundation wall for a foundation wall which is 6" or more thick.
- Set-backs shall be measured from the top of the foundation wall for a foundation wall which is 6" or more thick and is subject to the following:
  - From the top of the foundation wall.
  - From the top of the foundation wall.
- Set-backs shall be measured from the top of the foundation wall for a foundation wall which is 6" or more thick.
- Set-backs shall be measured from the top of the foundation wall for a foundation wall which is 6" or more thick.

**DEVELOPMENT PROGRAM PLANNING**

The use to be allowed on this site is as shown on the approved Preliminary Plan. The use to be allowed on this site is as shown on the approved Preliminary Plan.



**ENGINEER'S CERTIFICATE**

I hereby certify that the boundary and topographic information shown on this plan is based on a survey conducted by me or under my direct supervision. I am a duly Licensed Professional Engineer in the State of Maryland. My license number is [redacted].

[Signature]

**Preliminary Plan of Subdivision**  
**GREAT ELM FARM ESTATES**  
 40706 ROUTE 1, MARYLAND  
 Montgomery County, Maryland

Lot No.	Area	Acres	% of Total
1	2.34	0.05	0.28
2	2.34	0.05	0.28
3	2.34	0.05	0.28
4	2.34	0.05	0.28
5	2.34	0.05	0.28
6	2.34	0.05	0.28
7	2.34	0.05	0.28
8	2.34	0.05	0.28
9	2.34	0.05	0.28
10	2.34	0.05	0.28
11	2.34	0.05	0.28
12	2.34	0.05	0.28
13	2.34	0.05	0.28
14	2.34	0.05	0.28
<b>TOTAL</b>	<b>82.40</b>	<b>1.88</b>	<b>100.00</b>

**PERRINE PLANNING & ZONING, INC.**  
 3430 N. WASHINGTON ST., SUITE 100, ROCKVILLE, MD 20850  
 TEL: 301-584-8888 FAX: 301-584-8888

Properties	Subdivision/Lot	Street Frontage (In feet)	Alignment	Shape	Width	Lot Size (In acres)	Resubdivision Criteria			Comments	Frontage on Public Street
							Development Area (sq est.)	Suitability for Residential Use	Date of Subdivision/ Resubdivision		
GREAT ELM FARM ESTATES											
	RE-2 Development Standard	public and/or private			150	2.00					
	Proposed Lot 20 (69,350 sf)	private	perpendicular	irregular	188	2.28	62,000	Y		Frontage and access from private road/esmt	N
	Proposed Lot 21 (92,950 sf)	public/private	flag	irregular	217	2.13	46,950	Y		Frontage on public street, access from private road/esmt	Y
GREAT ELM FARM ESTATES											
1	Lot 1, Blk 3	public/private	perpendicular	irregular	225	2.01	56,400	Y	1983	Frontage on public street, access via private driveway esmt	Y
2	Lot 8, Blk 3	public	radial	pie	390	2.14	39,600	Y	1991	Frontage on public street, access via private driveway esmt	Y
3	Lot 9, Blk 3	public	flag	irregular	150	2.49	73,800	Y	1991	Frontage on public street, access via private driveway esmt	Y
4	Lot 11, Blk 3	public	radial	irregular	270	2.90	77,700	Y	1991		Y
5	Lot 12, Blk 3	public	flag	triangular	150	2.93	71,000	Y	1994		Y
6	Lot 14, Blk 3	public	angled	rectangular	300	2.00	54,000	Y	1994		Y
7	Lot 15, Blk 3	public	radial	triangular	260	2.25	55,800	Y	1994	Frontage on public street, access via private driveway esmt	Y
8	Lot 16, Blk 3	public	angled	rectangular	290	2.03	50,500	Y	1994	Frontage on public street, access via private driveway esmt	Y
9	Lot 17, Blk 3	public	flag	rectangular	250	2.64	69,350	Y	1994	Frontage on public street, access via private driveway esmt	Y
10	Lot 18, Blk 3	public	flag	rectangular	330	3.07	87,000	Y	2000	Frontage on public street, access via private driveway esmt	Y
11	Lot 19, Blk 3	public/private	angled	irregular	350	2.50	64,200	Y	2000	Frontage on public street (E) & private road access via private road/driveway esmt	Reqmt waived
GLEN RIDGE											
12	Lot 1, Blk A	public	angled	rectangular	230	2.01	51,000	Y	1984	Frontage on public street, access via private driveway esmt	Y
13	Lot 2, Blk A	public	radial	rectangular	290	2.01	55,000	Y	1984		Y
14	Lot 5, Blk A	public	flag	irregular	355	2.40	62,400	Y	1984	Frontage on public street, access via private driveway esmt	Y
15	Lot 6, Blk A	public	flag	irregular	315	3.11	69,000	Y	1984	Frontage on public street, access via private driveway esmt	Y
16	Lot 8, Blk A	private	angled	rectangular	190	2.10	64,200	Y	1991	Frontage on private street, access via private road/esmt	N
17	Lot 9, Blk A	private	perpendicular	irregular	440	2.94	79,800	Y	1995	Frontage on private street, access via private road/esmt	N
18	Lot 10, Blk A	private	angled	irregular	270	4.07	123,600	Y	1995	Frontage on private street, access via private road/esmt	Rqmt waived
19	Lot 11, Blk A	private	radial	irregular	210	4.48	145,800	Y	1995	Frontage on private street, access via private road/esmt	N
20	Lot 12, Blk A	private	perpendicular	irregular	235	4.51	129,600	Y	1995	Frontage on private street, access via private road/esmt	Rqmt waived
21	Lot 13, Blk A	private	angled	irregular	150	2.04	56,400	Y	1995	Frontage on private street, access via private road/esmt	N
22	Lot 14, Blk A	private	angled	irregular	220	2.00	52,200	Y	1995	Frontage on private street, access via private road/esmt	Rqmt waived
23	Lot 15, Blk A	private	flag	irregular	210	2.91	85,800	Y	1995	Frontage on private street, access via private road/esmt	N
24	Lot 16, Blk A	private	flag	rectangular	180	2.13	66,400	Y	1995	Frontage on private street, access via private road/esmt	Rqmt waived
25	Lot 17, Blk A	private	flag	rectangular	250	2.65	72,000	Y	1995	Frontage on private street, access via private road/esmt	Rqmt waived
26	Lot 18, Blk A	private	flag	rectangular	175	2.16	56,400	Y	1995	Frontage on private street, access via private road/esmt	Rqmt waived
27	Lot 19, Blk A	private	flag	irregular	180	2.15	52,200	Y	1995	Frontage on private street, access via private road/esmt	Rqmt waived
28	Lot 20, Blk A	private	perpendicular	irregular	370	4.22	115,200	Y	1995	Frontage on private street, access via private road/esmt	Rqmt waived
29	Lot 21, Blk A	private	perpendicular	irregular	350	2.14	52,200	Y	2003	Frontage on private street, access via private road/esmt	Rqmt waived
30	Lot 22, Blk A	private	perpendicular	irregular	365	2.96	73,800	Y	2003	Frontage on private street, access via private road/esmt	Rqmt waived
Average:					265	2.66	72,256				
Range:					150 - 440	2.00 - 4.51	39,600 - 145,800				

#6

HENRY ROEMER MCPHEE

11615 Partridge Run Lane  
Potomac, MD 20854  
301-299-6121

Hon. Derick Berlage, Chairman,  
And Members of the Board,  
Maryland National Capital Park  
And Planning Commission.  
8787 Georgia Avenue,  
Silver Spring, MD 20910

RECEIVED  
JUN 29 2004

OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Re: Great Elm Farm Plan # 1-04066 Re-subdivision

Dear Mr Berlage and Members of the Board:

I am a resident of Partridge Run Lane and am therefore a neighbor of the referenced property on Partridge Run Lane. This letter is to advise that I am familiar with the property proposal and plans submitted to you by Guy Semmes, a neighbor on Partridge Run Lane, and support them fully. There are only seven residences on Partridge Run Lane at present. The lane is a half mile long and can absorb the proposed addition, I do believe. The character of the proposed division would be consistent with the other Partridge Run Lane properties.

I have known Mr. Semmes father and mother and Guy Semmes himself for 42 years and have every confidence that Guy Semmes understands and will honor and maintain the character of our very pleasant community here on Partridge Run Lane.

Sincerely,

*Henry Roemer McPhee*  
Henry Roemer McPhee