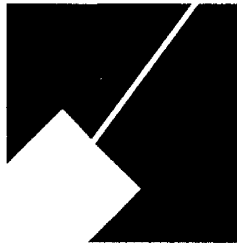


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MEMORANDUM

DATE: October 21, 2005

TO: Montgomery County Planning Board

FROM: Catherine Conlon *CC*
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 27, 2005.

Attached are copies of plan drawings for item #06, #07, #08, and #09, and #10. These subdivision items are scheduled for Planning Board consideration on October 27, 2005. The items are further identified as follows:

Agenda Item #06 - Preliminary Plan 120051030
(formerly 1-05030)
Cabin John Park Sec. 1

Agenda Item #07 - Preliminary Plan 120060030
(formerly 1-06003)
Khalilzadeh Property

Agenda Item #08 - Preliminary Plan 120020480
(formerly- 1-02048)
Gateway Commons

Agenda Item #09 - Preliminary Plan 120060090
(formerly- 1-06009)
Bradley Hills Grove

Agenda Item #10 - Preliminary Plan 120050990
(formerly- 1-05099)
Rock Creek Palisades

Attachment

CABIN JOHN PARK SEC. 1 (120051030 FORMERLY 1-05103)



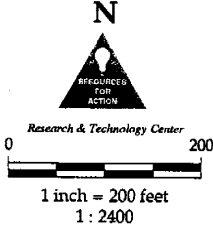
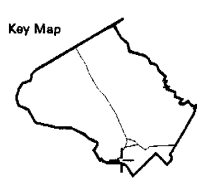
Map compiled on October 20, 2005 at 3:45 PM | Site located on base sheet no - 208NW08

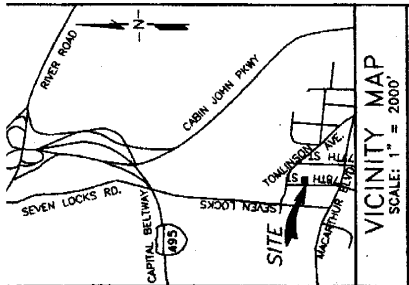
NOTICE

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





SITE TABULATION

TOTAL SITE AREA = 0.4591 ACRE
 SITE ZONING IS R-90
 EXISTING LOT --- 1
 PROPOSED LOTS --- 2
 LOT 56A = 0.4591 ACRE
 LOT AREAS :
 PROP LOT 221 = 9,000 SQ. FT.
 OR 0.2066 ACRE
 PROP LOT 222 = 20,000 SQ. FT.
 OR 0.4591 ACRE
 TOTAL 20,000 SQ. FT.
 OR 0.4591 ACRE

APPLICABLE R-90 ZONING DEVELOPMENT STANDARDS SECTION 59-C-1.32 (STANDARD METHOD)

REQUIRED	TO BE PROVIDED
MINIMUM LOT AREA (SQ. FT.)	9,000
MINIMUM LOT WIDTH (FEET)	75
MINIMUM SETBACK AT STREET LINE	25
MINIMUM STREET SETBACK (FEET)	30
MINIMUM SIDE YARD (FEET)	8
SUM OF SIDE YARDS (FEET)	25
MINIMUM REAR YARD (FEET)	25
MAX. BUILDING HEIGHT (STORIES/FEET)	2.5/35
MAX. LOT BUILDING COVERAGE (%)	30

* SETBACK PROVIDED IS SHOWN BASED ON THE "ESTABLISHED BUILDING LINE" IN ACCORDANCE WITH ZONING CODE SECTION 59-A-5.33.
 ** BUILDING HEIGHT AND COVERAGE WILL BE PROVIDED WITHIN THE MAXIMUM ALLOWABLE AT THE TIME OF BUILDING PERMIT APPLICATION

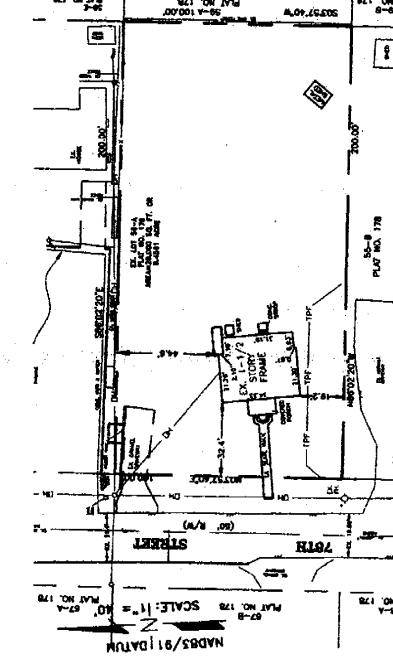
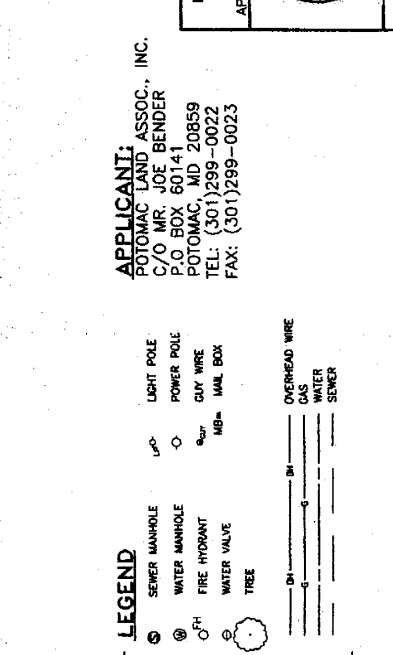
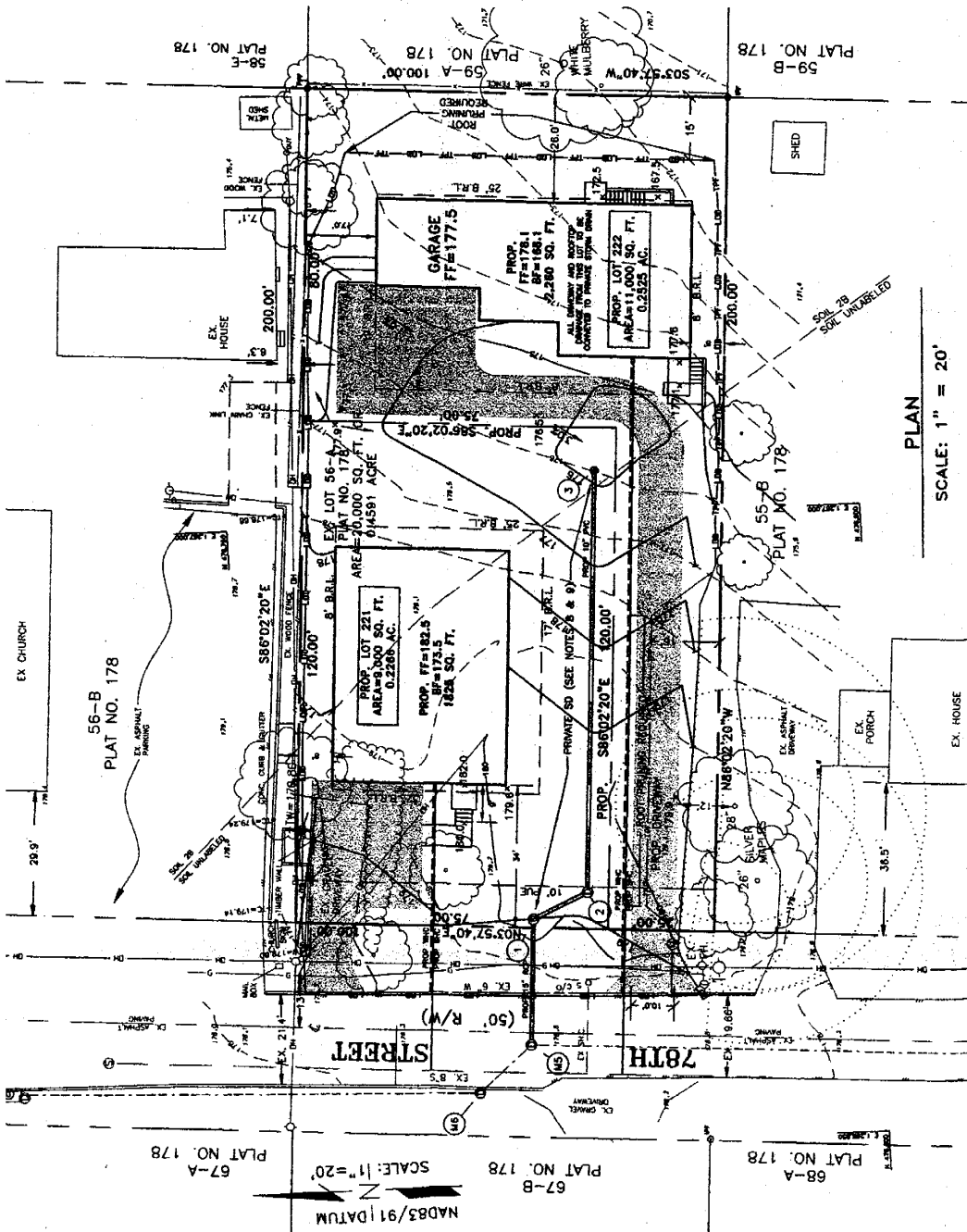
- GENERAL NOTES**
- TOTAL AREA = 20,000 SQ. FT. OR 0.4591 ACRE.
 - EXISTING ZONING IS R-90.
 - WATER CONSTRUCTED UNDER WSSC CONTRACT NO. 4336Y AND SEWER CONSTRUCTED UNDER WSSC CONTRACT NO. 48153. WATER CATEGORY W-1 AND SEWER CATEGORY S-1.
 - THE SITE LIES WITHIN POTOMAC RIVER WATERSHED.
 - THIS SITE WAS GRANTED AN EXEMPTION FROM THE FOREST CONSERVATION REQUIREMENTS ON MARCH 10, 2005; EXEMPTION NO. 4-05253E.
 - THE SITE IN LIES IN FLOOD ZONE "C" AREA OF MINIMAL FLOODING AS INDICATED ON THE FEMA FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MARYLAND.
 - THE FLOOD INSURANCE RATE MAP NO. 240049-0175-C, REVISED ON AUGUST 1, 1984.
 - THE OWNER DEVELOPER WILL DEDICATE THE REQUIRED PUBLIC UTILITY EASEMENT ACROSS THE FRONTAGE OF PROPERTY.
 - BUILDING LOCATIONS, SIZES AND TYPES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY VARY AT THE TIME OF FINAL BUILDING PERMIT.
 - AT THE TIME OF BUILDING PERMIT APPLICATION AN ENGINEERED SEDIMENT CONTROL PLAN PREPARED IN ACCORDANCE WITH THIS APPROVED PRELIMINARY PLAN WILL BE SUBMITTED TO THE DEPARTMENT OF PERMITTING SERVICES. THAT PLAN WILL PROVIDE FOR ALL DRIVEWAY AND ROOFTOP DRAINAGE FROM BOTH LOTS TO BE DRAINAGE BY A COMBINATION OF SHEET FLOW GRADING AND PIPED DRAINAGE TO 78TH STREET AS SHOWN ON THIS APPROVED PRELIMINARY PLAN.
 - THERE SHALL BE A COVENANT REFERENCED ON THE RECORD PLAT OBLIGATING THE OWNERS OF THE TWO APPROVED LOTS TO MAINTAIN THE GRADES, ROOF DRAINS AND PRIVATE STORM DRAIN SYSTEM WHICH WILL CONNECT TO THE PUBLIC DRAIN SYSTEM IN 78TH STREET. THIS COVENANT SHALL ALSO OBLIGATE THE TWO LOT OWNERS TO SHARE MAINTENANCE COSTS OF THE PRIVATE STORM DRAIN SYSTEM IN ACCORDANCE WITH THIS PRELIMINARY PLAN.

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH SECTION 50-34 OF THE MONTGOMERY COUNTY SUBDIVISION OF REGULATIONS; THAT THE BOUNDARY SHOWN IS BASED ON FIELD SURVEYS BY LANDMARK ENGINEERING, INC. DATED JANUARY 21, 2005 AND JANUARY 26, 2005 AND REPRESENTS LOT 56A OF CABIN JOHN PARK, SECTION 1 SHOWN ON PLAT NUMBER 178 OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THAT THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE SAME AFORESAID SURVEYS.

Charles T. Grimsley, P.E.
 CHARLES T. GRIMSLEY, P.E.
 PROFESSIONAL ENGINEER
 MD NO. 11124
 DATE 10/14/05

PRELIMINARY PLAN NO. 1-05103	TAX MAP GNT 21	WSSC SHEET 20BNW08	NRI/ESD NO. 4-05253E
APPROVED DATE			APPROVED: MARCH 10, 2005
PRELIMINARY SUBDIVISION PLAN			
CABIN JOHN PARK, SECTION 1			
BEING A RESUBDIVISION OF LOT 56A PROPOSED LOTS 221 AND 222 ELECTION DISTRICT NO. 7 MONTGOMERY COUNTY, MARYLAND			
LANDMARK ENGINEERING, INC.			
6110 EXECUTIVE BLVD, SUITE 110 PHONE: (301) 230-5861 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5864 CONSULTING ENGINEERS PLANNERS SURVEYORS			



REVISION	DATE	DESCRIPTION
1	09/31/05	LOC. SD. WHC, SHC, CURB, ROOT PRUNING PER COMMENTS
2	10/14/05	LOC. PRIVATE SD. NOTES 8 & 9, REMOVE PROP. C&G

APPLICANT:
 POTOMAC LAND ASSOC., INC.
 C/O MR. JOE BENDER
 P.O. BOX 60141
 POTOMAC, MD 20859
 TEL: (301)299-0022
 FAX: (301)299-0023

DATE: 10/14/05
 PROJECT NO.: 0002
 SCALE: AS SHOWN
 DATE: JULY 22, 2005
 SHEET 1 OF 1