

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.

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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

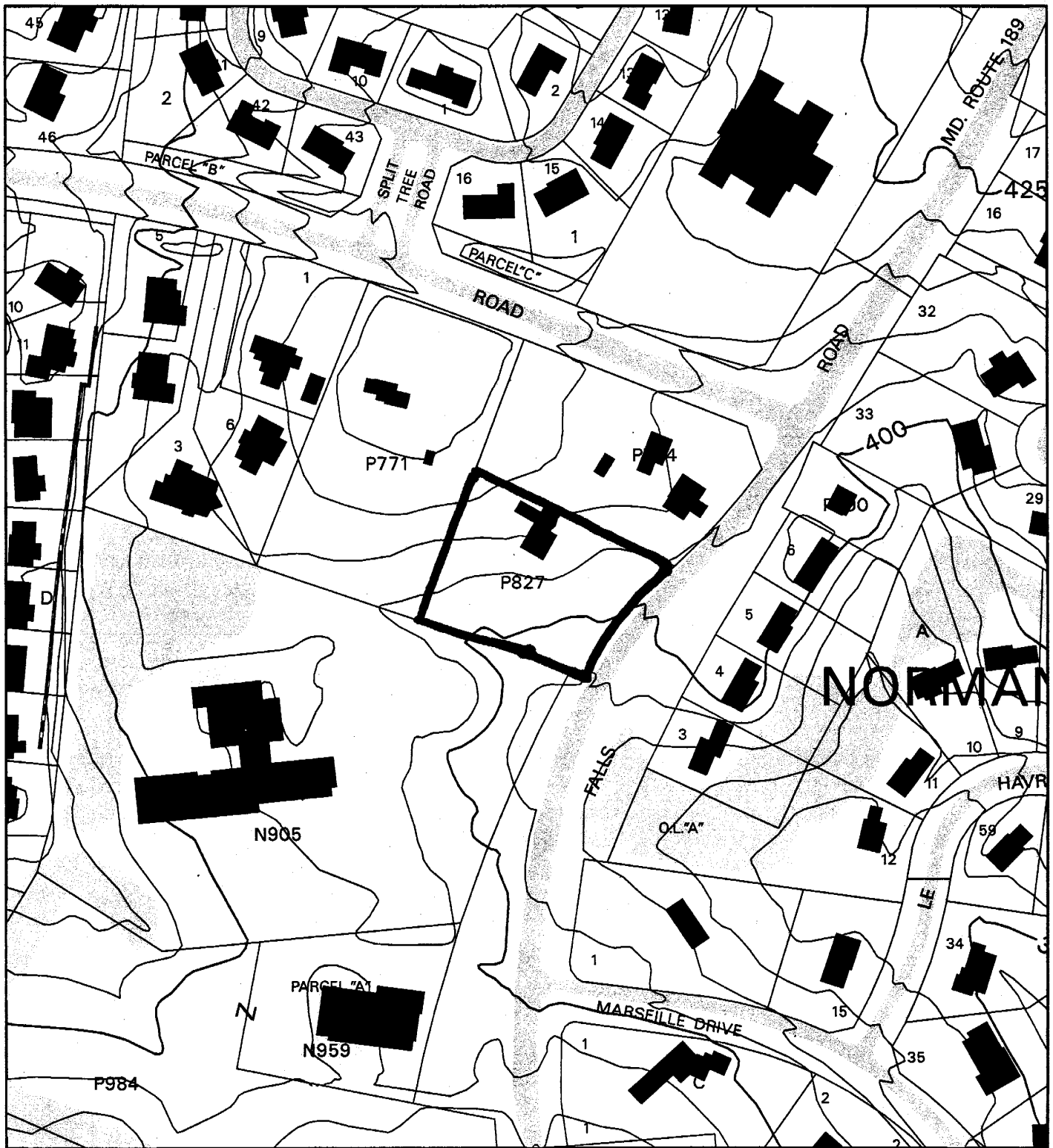
Agenda Item #08 - Preliminary Plan 120020480  
(formerly- 1-02048)  
Gateway Commons

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

# KHALILZADEH PROPERTY (120060030 FORMERLY 1-06003)



Map compiled on October 20, 2005 at 3:20 PM | Site located on base sheet no - 215NW09

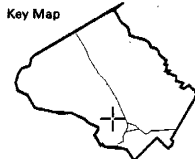
## NOTICE

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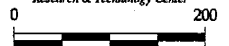
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

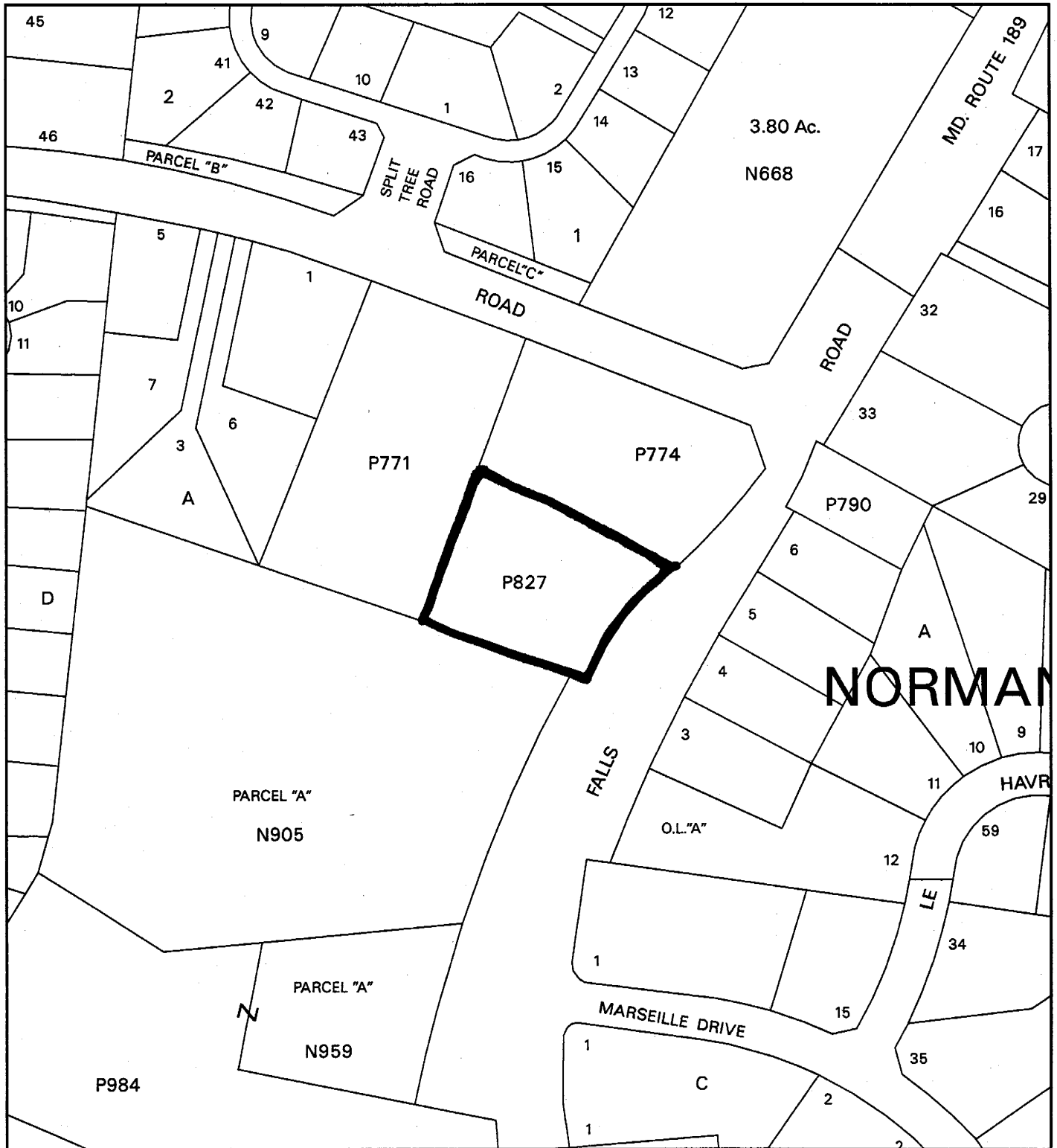


Research & Technology Center



1 inch = 200 feet  
1 : 2400

# KHALILZADEH PROPERTY (120060030 FORMERLY 1-06003)



Map compiled on October 20, 2005 at 3:19 PM | Site located on base sheet no - 215NW09

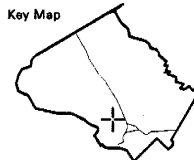
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Key Map



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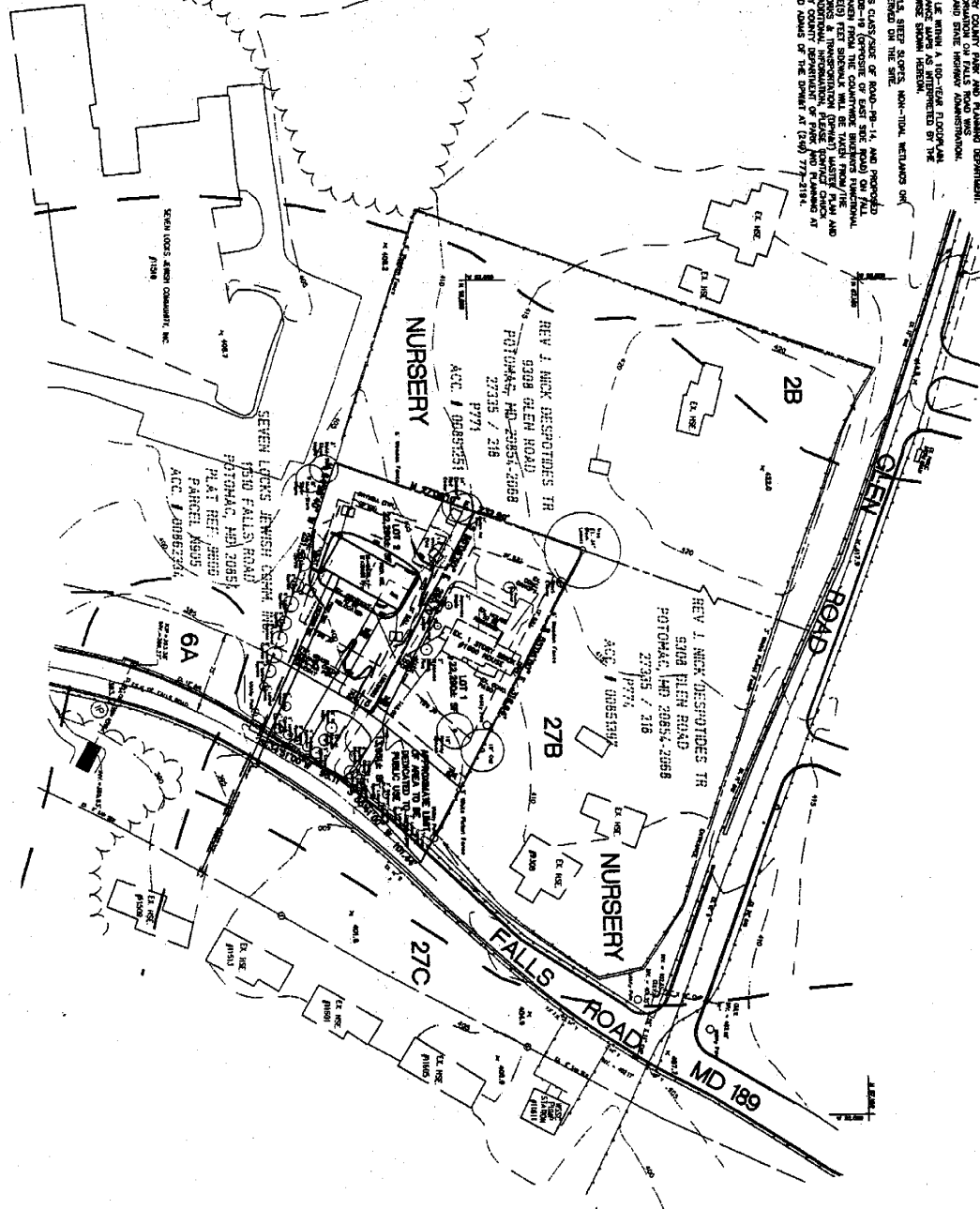


Research & Technology Center



1 inch = 200 feet  
1 : 2400

- GENERAL NOTES**
1. SITE PLAN PREPARED IN ACCORDANCE WITH THE ZONING AND PLANNING DEPARTMENT, CITY OF POTOMAC, MARYLAND.
  2. THE PROPERTY DOES NOT EXCEED A 100-FOOT FLOORPLAN ACCORDING TO THE ZONING AND PLANNING DEPARTMENT, CITY OF POTOMAC, MARYLAND.
  3. THERE ARE NO OTHER SETBACKS, STREET CLOSURES, NON-TOTAL WELLS OR EXISTING STRUCTURES SHOWN HEREIN.
  4. THE PROPOSED DRIVEWAY AS SHOWN ON THIS PLAN IS NOT A PUBLIC DRIVEWAY AND THE PROPOSED DRIVEWAY SHALL BE CONSIDERED AS A PRIVATE DRIVEWAY. THE PROPOSED DRIVEWAY SHALL BE CONSIDERED AS A PRIVATE DRIVEWAY AND THE PROPOSED DRIVEWAY SHALL BE CONSIDERED AS A PRIVATE DRIVEWAY.



**CERTIFICATE FOR REGISTERED ENGINEER/SURVEYOR**

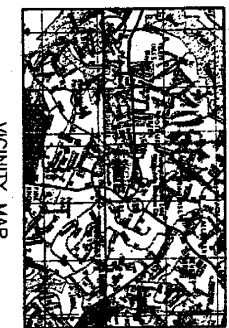
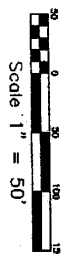
The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been furnished and that the information is true and correct.

Signature of Engineer/Surveyor: \_\_\_\_\_

DATE: 10/19/05

NAME (Last, First, Middle Initial): \_\_\_\_\_

STATE (Last or First): \_\_\_\_\_



**LEGEND**

SYMBOL	DESCRIPTION
(---)	EX. EDGE OF PAVEMENT
(---)	EX. CONTOUR LINE
(---)	EX. TREE/CRUSH OF TREES
(---)	EX. PROPERTY LINE
(---)	PROP. PROPERTY LINE
(---)	BUILDING RESTRICTION LINE
(---)	EX. FENCE
(---)	EX. GAS LINE
(---)	EX. WATER LINE
(---)	EX. SANITARY SEWER LN
(---)	EX. WALKER WALK
(---)	EX. FIRE HYDRANT
(---)	EX. STORM DRAIN
(---)	EX. STORM DRAIN INLET
(---)	SOILS TYPE

**SITE INFORMATION**

1. SITE ADDRESS: 11900 FALLS ROAD, POTOMAC, MD 20854
2. APPLICANT/OWNER: DR. JUNG HANJAZARI, 1008 QUANCE DISCARD ROAD, GAITHERSBURG, MD 20878-2320
3. PARCEL: P927
4. LOTS: 08490/0282
5. LOTS: 1 AND 2
6. ZONING: R-200
7. TOTAL TRACT AREA: 97,831 SF (OR 1.24 +/- ACRES)
8. EXISTING USE: RESIDENTIAL
9. PROPOSED USE: RESIDENTIAL
10. MIN. SIDE YARD SETBACK: 12'
11. MIN. SIDE YARD SETBACK: 25'
12. FRONT YARD SETBACK: 40'
13. REAR YARD SETBACK: 30'
14. MINIMUM LOT AREA: 20,000 SF
15. MAX. BUILDING COVERAGE: 25%
16. MAX. BUILDING HEIGHT: 50'

**PRELIMINARY PLAN**  
**KHALILZADEH PROPERTY**

POTOMAC, MARYLAND (10th DISTRICT)

DATE: FEBRUARY 8, 2005

SCALE: 1"=50'

DRAWN BY: [Signature]

CHECKED BY: [Signature]

NO. NO. 20078

FILE NO. [Blank]

DATE: [Blank]

**BURGESS & NIPLE**

170 ROLLINS AVENUE ROCKVILLE, MARYLAND, 20852-4000

PH (301) 468-9400 FAX (301) 468-9609