

Item # 11



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

**DATE:** July 26, 2002

**TO:** Montgomery County Planning Board

**FROM:** A. Malcolm Shaneman  
Development Review Division  
(301) 495-4587

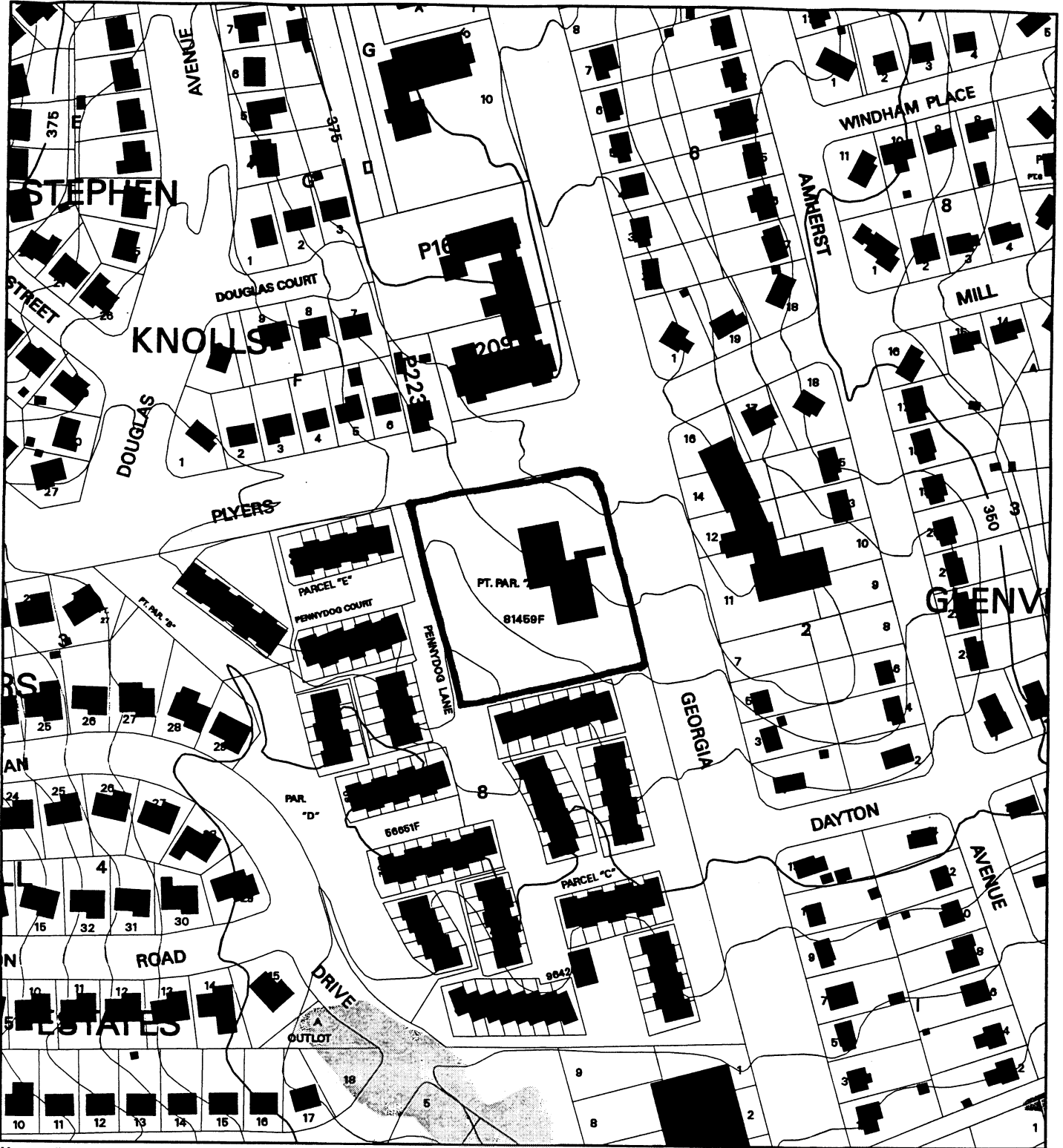
**SUBJECT:** Informational Maps for Subdivision Items on the  
Planning Board's Agenda for August 1, 2002.

Attached are copies of plan drawings for Items #09, #11, #13, #14, #15, #16. These subdivision items are scheduled for Planning Board consideration on August 1, 2002. The items are further identified as follows:

- Agenda Item #09 - Preliminary Plan 1-02086  
Layhill Village
- Agenda Item #11 - Preliminary Plan 1-02109  
Plyers Mill Estates
- Agenda Item #13 - Preliminary Plan 1-02106  
Chestnut Hills-Johnson's Addition
- Agenda Item #14 - Preliminary Plan 1-02032  
Jones Property
- Agenda Item #15 - Preliminary Plan 1-02110  
Selborne House at Saint Mark's
- Agenda Item #16 - Preliminary Plan 1-02075  
Inverness Forest

Attachment

VICINITY MAP FOR  
**PLYERS MILL ESTATES (1-02109)**



Map compiled on June 06, 2002 at 9:39 AM | Site located on base sheet no - 213NW02

**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

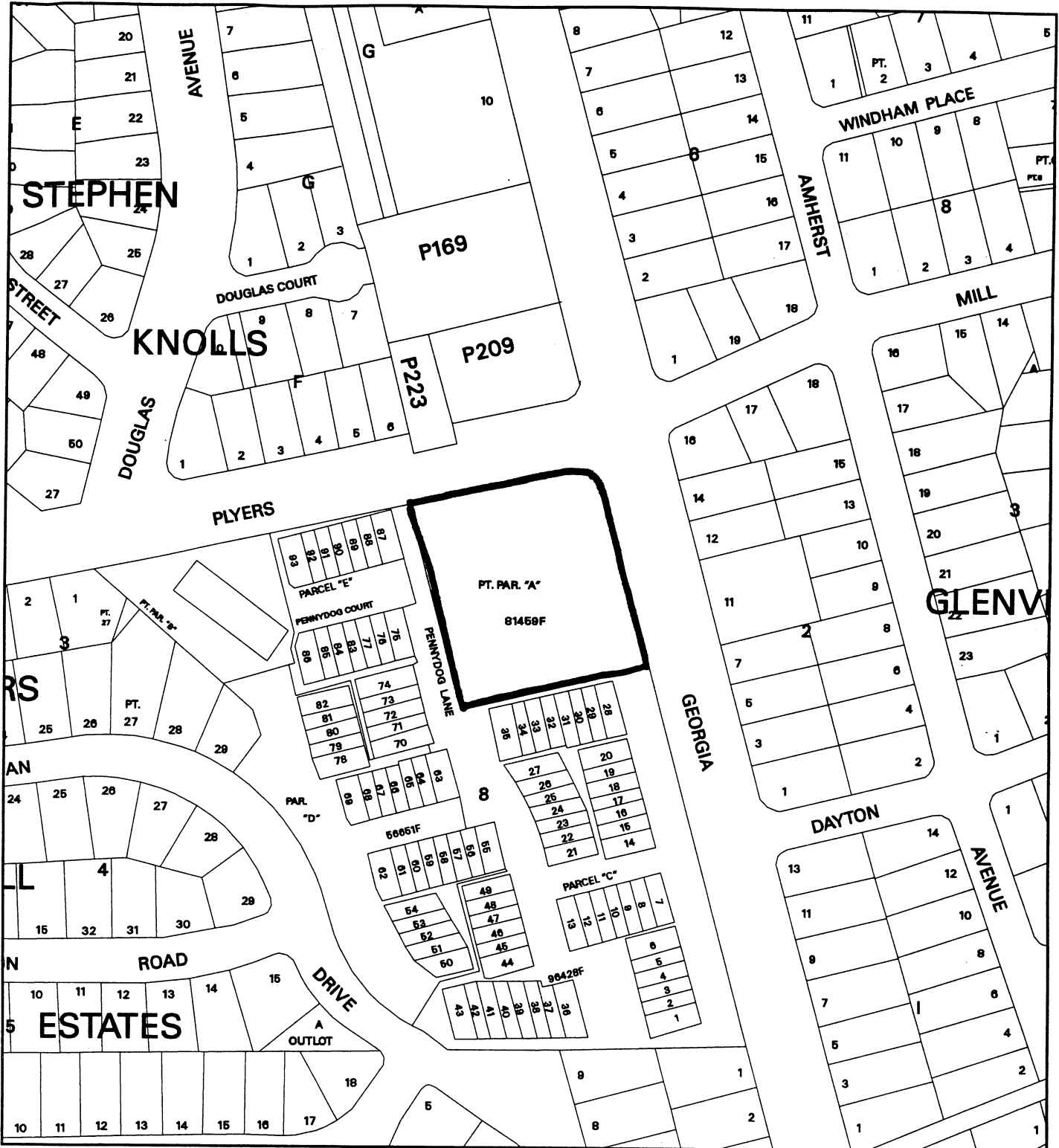


Research & Technology Center



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VICINITY MAP FOR  
**PLYERS MILL ESTATES (1-02109)**



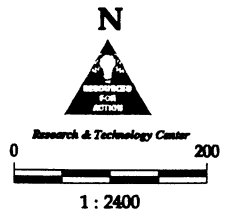
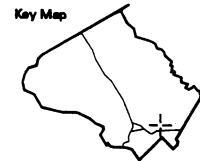
Map compiled on June 06, 2002 at 9:01 AM | Site located on base sheet no - 213NW02

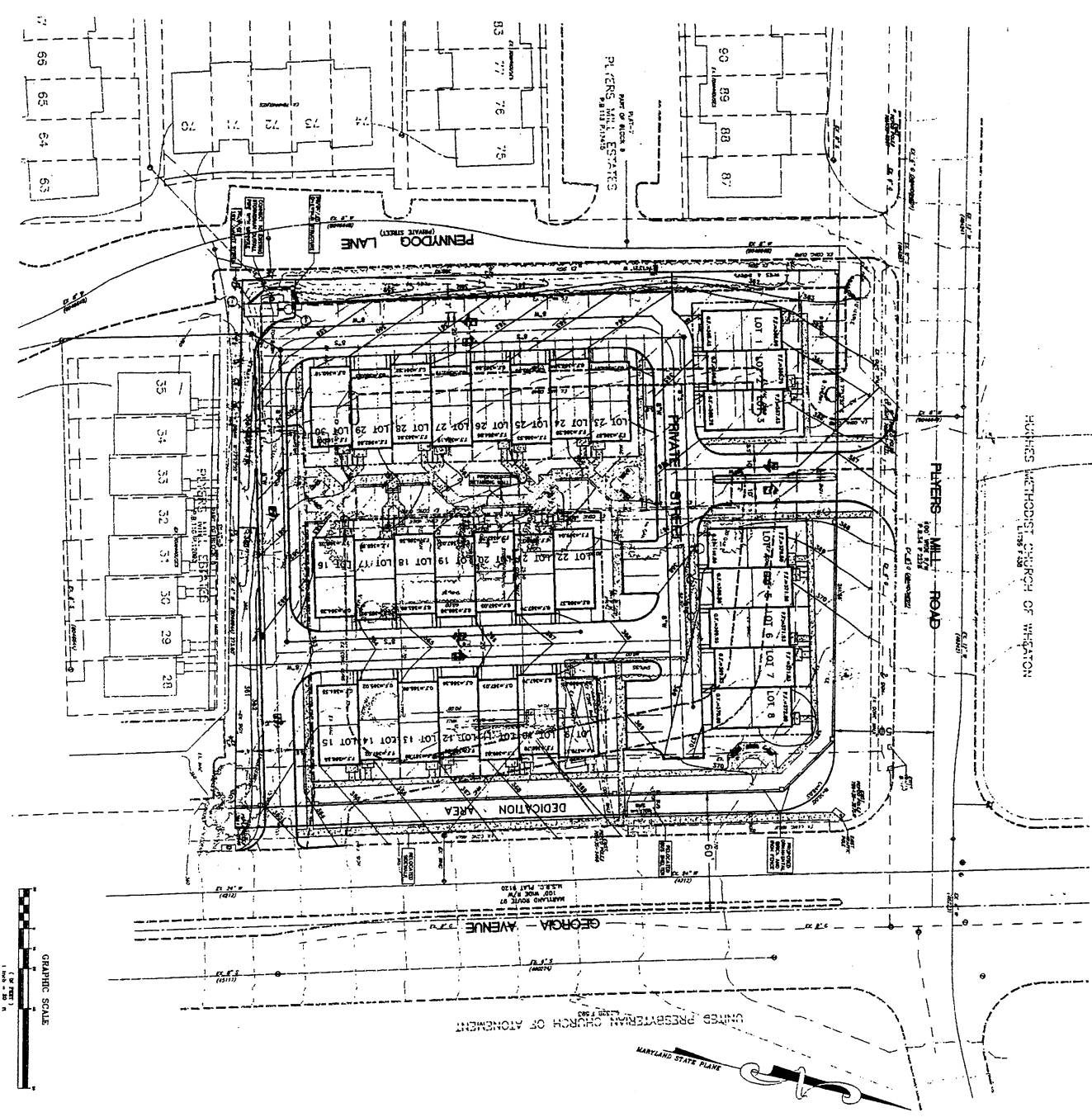
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HUGHES METHODIST CHURCH OF WASHINGTON

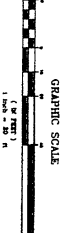
PLIERS MILL ROAD

UNITED PRESBYTERIAN CHURCH OF WASHINGTON

GEORGIA AVENUE

PENNYDOG LANE

P. PETERS, M.D., ESTATES  
PARTIAL PLATS



**GENERAL NOTES**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE PROPERTY IS SHOWN AS BEING SUBJECT TO THE FOLLOWING ZONING REGULATIONS:
3. THE ZONING DISTRICT IS R-1 (RESIDENTIAL SINGLE-FAMILY).
4. THE ZONING REGULATIONS REQUIRE THAT THE PROPERTY BE USED FOR SINGLE-FAMILY RESIDENTIAL PURPOSES.
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**ZONING INFORMATION**

APPLICABLE ZONING DISTRICT: R-1 (RESIDENTIAL SINGLE-FAMILY)  
 ZONING REGULATIONS: SEE MONTGOMERY COUNTY ZONING REGULATIONS, CHAPTER 25, ARTICLE 101.  
 THE PROPERTY IS SUBJECT TO THE FOLLOWING ZONING REGULATIONS:  
 - SINGLE-FAMILY RESIDENTIAL USES ONLY.  
 - MINIMUM LOT AREA: 10,000 SQ. FT.  
 - MINIMUM FRONT YARD SETBACK: 25 FT.  
 - MINIMUM SIDE YARD SETBACK: 5 FT.  
 - MINIMUM REAR YARD SETBACK: 10 FT.  
 - MAXIMUM BUILDING HEIGHT: 35 FT.  
 - MAXIMUM GROUND COVER: 30%.

**PARKING TABLE**

| VEHICLE TYPE | MINIMUM SQUARE FEET | MINIMUM WIDTH | MINIMUM DEPTH |
|--------------|---------------------|---------------|---------------|
| CAR          | 100                 | 8 FT.         | 18 FT.        |
| SUV          | 150                 | 10 FT.        | 20 FT.        |
| TRUCK        | 200                 | 12 FT.        | 25 FT.        |
| BUS          | 300                 | 15 FT.        | 35 FT.        |

**RECREATIONAL REQUIREMENTS**

| VEHICLE TYPE | MINIMUM SQUARE FEET | MINIMUM WIDTH | MINIMUM DEPTH |
|--------------|---------------------|---------------|---------------|
| CAR          | 100                 | 8 FT.         | 18 FT.        |
| SUV          | 150                 | 10 FT.        | 20 FT.        |
| TRUCK        | 200                 | 12 FT.        | 25 FT.        |
| BUS          | 300                 | 15 FT.        | 35 FT.        |

**APPLICANT**

PROJECT: P. PETERS, M.D., ESTATES  
 PARTIAL PLATS  
 APPLICANT: P. PETERS, M.D., ESTATES  
 ADDRESS: 150 PARK AVENUE, ROCKVILLE, MD 20850  
 PHONE: (301) 584-1234

**OWNER/DEVELOPER CERTIFICATION**

I, the undersigned, certify that I am the owner or developer of the property described in this preliminary plan and that I have read and understand the zoning regulations and other applicable laws and regulations of the County of Montgomery, Maryland, and that I am applying for this preliminary plan in accordance with the provisions of the zoning regulations and other applicable laws and regulations of the County of Montgomery, Maryland.

**SURVEYOR/ENGINEER'S CERTIFICATION**

I, the undersigned, certify that I am a duly licensed professional engineer or surveyor in the State of Maryland, and that I have read and understand the zoning regulations and other applicable laws and regulations of the County of Montgomery, Maryland, and that I am applying for this preliminary plan in accordance with the provisions of the zoning regulations and other applicable laws and regulations of the County of Montgomery, Maryland.



**MADDOX**  
 INCORPORATED  
 ENGINEERS • SURVEYORS

150 PARK AVENUE  
 ROCKVILLE, MARYLAND 20850  
 (301) 584-1234

PART OF PARCEL A  
**PLIERS MILL ESTATES**  
 15TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN

| DATE | REVISION |
|------|----------|
|      |          |
|      |          |
|      |          |
|      |          |
|      |          |

SCALE: 1" = 20' (SEE PLAN)  
 DRAWN: [Name]  
 DATE: [Date]  
 SHEET: [Number]  
 TITLE NO.: [Number]