

Item #8



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: June 20, 2003
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 June 26, 2003.

Attached are copies of plan drawings for Item #06, #07, and #08. These subdivision items are scheduled for Planning Board consideration on June 26, 2003. The items are further identified as follows:

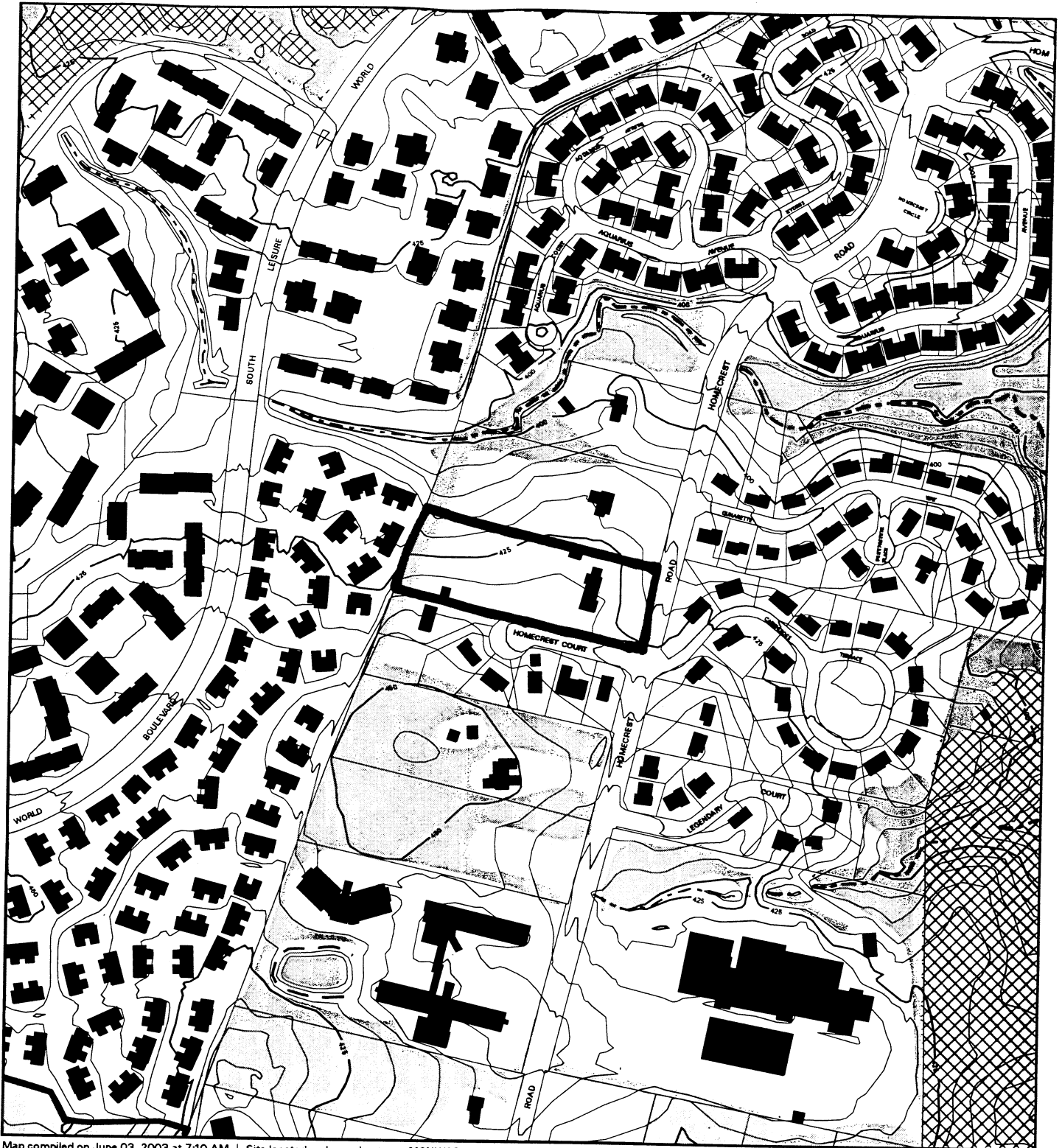
Agenda Item #06 - Preliminary Plan 1-03063
Tregoning/Dameron Properties

Agenda Item #07 - Preliminary Plan 1-03074
Landfare

Agenda Item #08 - Preliminary Plan 1-03087
Homecrest

Attachment

VICINITY MAP FOR
HOMECREST (1-03087)



Map compiled on June 03, 2003 at 7:10 AM | Site located on base sheet no - 219NW03

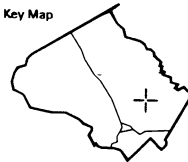
NOTICE

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



N



Research & Technology Center



1 : 4800

VICINITY MAP FOR

HOMECREST (1-03087)



Map compiled on June 03, 2003 at 7:18 AM | Site located on base sheet no - 219NW03

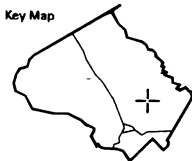
NOTICE

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

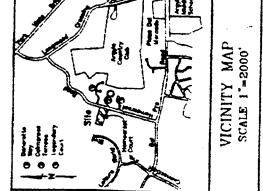


1 : 4800

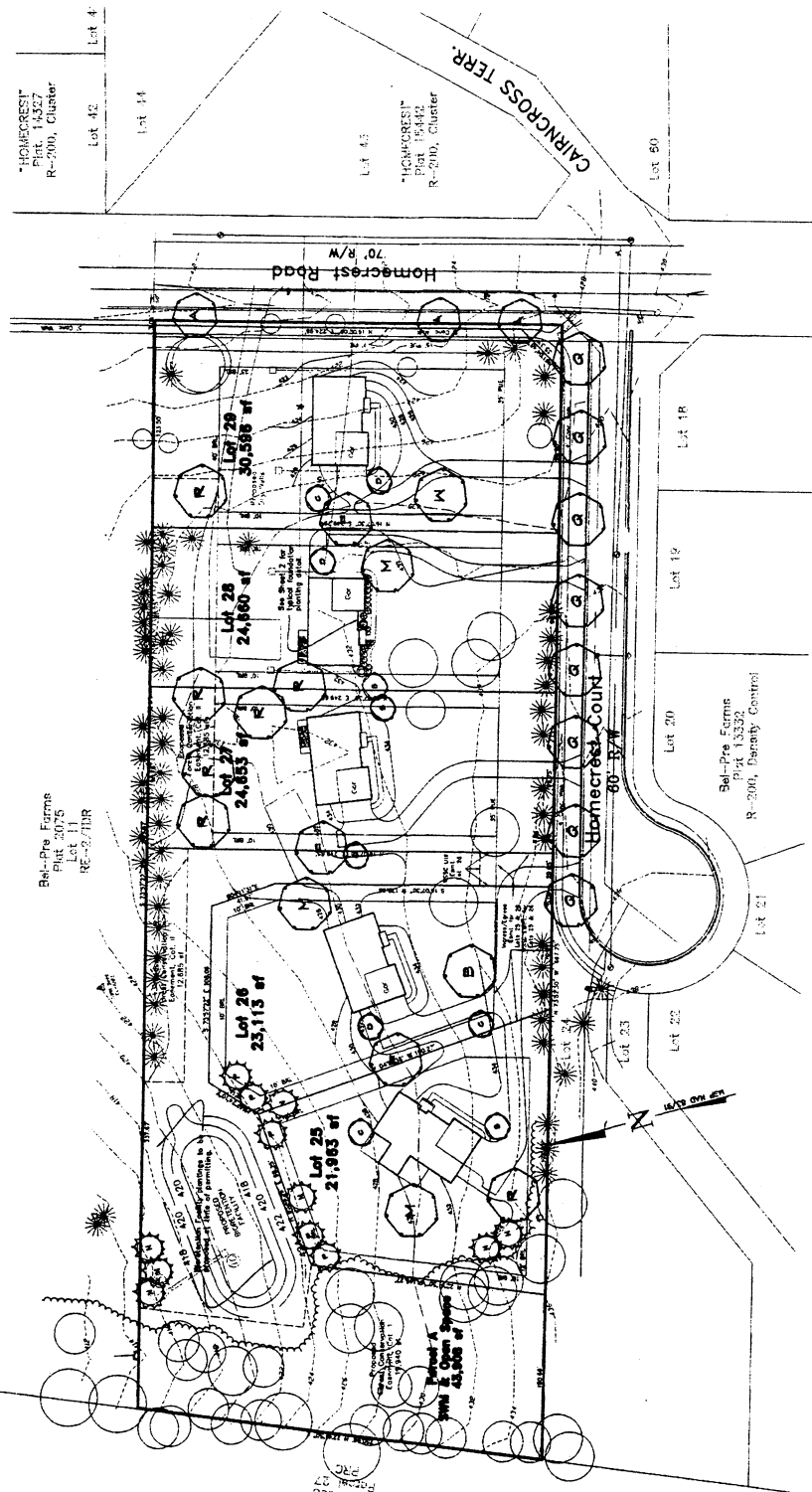
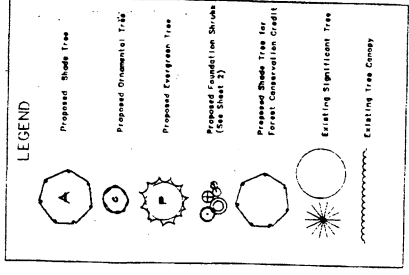
M-NCPPC

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

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



VICINITY MAP
SCALE 1" = 8000'



LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL	HGT	ROOT
SHADE TREES						
A	3	<i>Acacia biuaphanum</i>	Tidest Maple	24'-3"		8'8"
B	1	<i>Fagus sylvatica</i>	European Beech	24'-3"		8'8"
F	3	<i>Fraxinus pennsylvanica</i>	Summit Ash	24'-3"		8'8"
M	3	<i>Acacia biuaphanum</i>	Legacy Sugar Maple	24'-3"		8'8"
G	8	<i>Quercus phellos</i>	Willow Oak	24'-3"		8'8"
R	7	<i>Quercus rubra</i>	Red Oak	24'-3"		8'8"
W	1	<i>Quercus alba</i>	White Oak	24'-3"		8'8"
EVERGREEN TREES						
H	2	<i>Pinus strobus</i>	Pinus strobus		8'-10'	8'8"
N	8	<i>Pinus strobus</i>	Pinus strobus		8'-10'	8'8"
P	5	<i>Pinus strobus</i>	Pinus strobus		8'-10'	8'8"
ORNAMENTAL TREES						
C	4	<i>Prunus nigra</i>	Sargent Cherry		8'-10'	8'8"
D	3	<i>Cornus x Schusteri</i>	Chastain Dogwood		8'-10'	8'8"
S	3	<i>Magnolia soulangeana</i>	Shower Magnolia		8'-10'	8'8"

PREPARED FOR:
SMART DEVELOPMENT
2401 Research Blvd.
Rockville, MD 20850
PHONE: 301-983-0185
FAX: 301-975-9000
ATTN: Mr. Kevin Smart

LANDSCAPE PLAN
HOMECREST
Lots 25-29 & Parcel A
13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

DATE	BY	APP'D	SCALE
20/03/03	J.S.	J.S.	1" = 20'
20/03/03	J.S.	J.S.	1" = 20'
20/03/03	J.S.	J.S.	1" = 20'

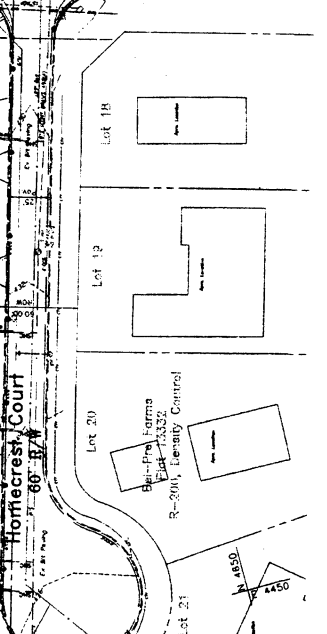
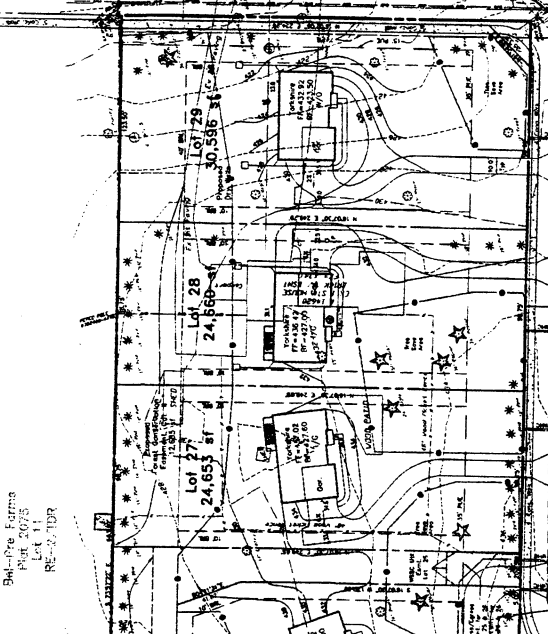
Call Mike Uhlir at 1-800-353-3777
48 hours prior to the start of work.

DEVELOPMENT STANDARDS (RE-2, TDR-2)*

Required/Permitted	Proposed
Density of Development: Per Acre Min. M.P. (15-C-1, 5-1)	1.3 U/AC
Minimum Lot Area (15-C-1, 5-1)	25 ft min.
Minimum Lot Width (15-C-1, 5-1)	25 ft min.
Setback from Adjacent Lot (Excluding Lots 25 & 26) -Front (15-C-1, 5-1) -Side (15-C-1, 5-1) -Rear (15-C-1, 5-1)	10 ft min. 10 ft min. 10 ft min.
Lot Coverage (15-C-1, 5-1)	50 ft. max.
* 15-C-1, 20 for 100 densities of 2.0 U/AC. Development standards will govern. * This site development standards of R-200, Cluster Option. * 50-240-121 of the Montgomery County Code, for 100% 25 ft. min.	

DEVELOPMENT STANDARDS (RE-2, TDR-2)*

Site Density: 1.3 U/AC
 Minimum Lot Area: 25 ft min.
 Minimum Lot Width: 25 ft min.
 Setback from Adjacent Lot (Excluding Lots 25 & 26):
 - Front: 10 ft min.
 - Side: 10 ft min.
 - Rear: 10 ft min.
 Lot Coverage: 50 ft. max.



NOTES:

1. Property line survey by this office, with 7' corner markers.
2. Boundary information from survey by this office.
3. Water and sewer collection lines and 24" respectively.
4. The property is zoned RE-2, TDR-2. The proposed use is to residential.
5. Area Tabulation:
 Site Area: 3.91 AC or 169,846 sq ft
 Total Building: 0.02 AC or 1,081 sq ft
 Net Site Area: 3.89 AC or 168,765 sq ft
6. Number of lots proposed by this plan: 5
7. Adjacent Records involving Maryland Flood Detention Plan Address No. 14311
 - 15-C-1, 20
 - 50-240-121
 - 50-240-122
 - 50-240-123
 - 50-240-124
 - 50-240-125
 - 50-240-126
 - 50-240-127
 - 50-240-128
 - 50-240-129
 - 50-240-130
 - 50-240-131
 - 50-240-132
 - 50-240-133
 - 50-240-134
 - 50-240-135
 - 50-240-136
 - 50-240-137
 - 50-240-138
 - 50-240-139
 - 50-240-140
 - 50-240-141
 - 50-240-142
 - 50-240-143
 - 50-240-144
 - 50-240-145
 - 50-240-146
 - 50-240-147
 - 50-240-148
 - 50-240-149
 - 50-240-150
8. This site is within the State Hill Transportation Policy Area.
9. This site is within the State Hill and Vicinity Water-Plan Area.
10. This site is within the State Hill and Vicinity Water-Plan Area.
11. This plan is not for construction purposes.
12. Property lines and areas are subject to adjustment of 1 foot and 1/2 inch.
13. Building footings and existing structural representations are shown.
14. Existing structures to be removed, and existing walls to be abandoned.
15. This plan is not for construction purposes.

PREPARED FOR:
 SWARTZ DEVELOPMENT
 2401 BLOOMINGDALE AVE
 ROCKVILLE, MD 20850
 301-975-0185

PREPARED BY:
 MHC ENGINEERS, INC.
 1200 WASHINGTON BLVD, SUITE 127
 ROCKVILLE, MD 20850
 301-770-7770

RECORDING INFORMATION:
 PLAN NO. 2023
 RE-2, TDR

GRAPHIC SCALE:
 1" = 20' = 1/8" = 100'

PRELIMINARY PLAN OF SUBDIVISION
HOMECREST
 Lots 25-29 & Parcel A
 13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHC ENGINEERS, INC.
 1200 WASHINGTON BLVD, SUITE 127
 ROCKVILLE, MD 20850
 301-770-7770