

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

M E M O R A N D U M

DATE: July 1, 2004
TO: Montgomery County Planning Board
FROM: Catherine Conlon
Development Review Division
(301) 495-4542
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for **July 8, 2004.**

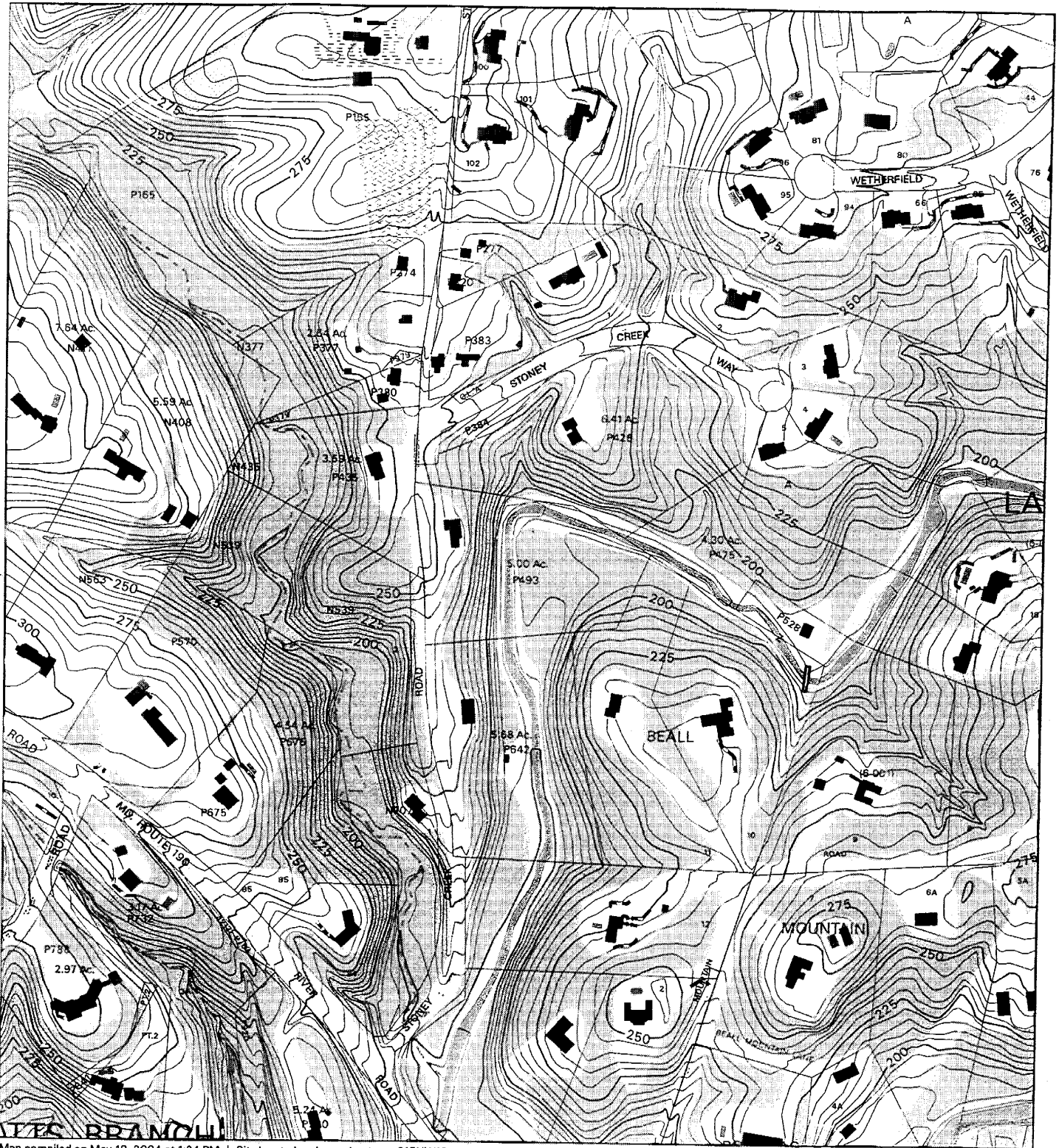
Attached are copies of plan drawings for **Item #06 and #07**. These subdivision items are scheduled for Planning Board consideration on **July 8, 2004**. The items are further identified as follows:

Agenda Item #06 - Pre-Preliminary Plan 7-03017
Stoney Creek Retreats

Agenda Item #07 - Preliminary Plan 1-04070
Hahnuri Baptist Church

Attachment

STONEY CREEK RETREATS (RETAKE) (7-03017)



Map compiled on May 18, 2004 at 1:24 PM | Site located on base sheet no - 215NW12

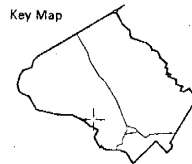
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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric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

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Key Map



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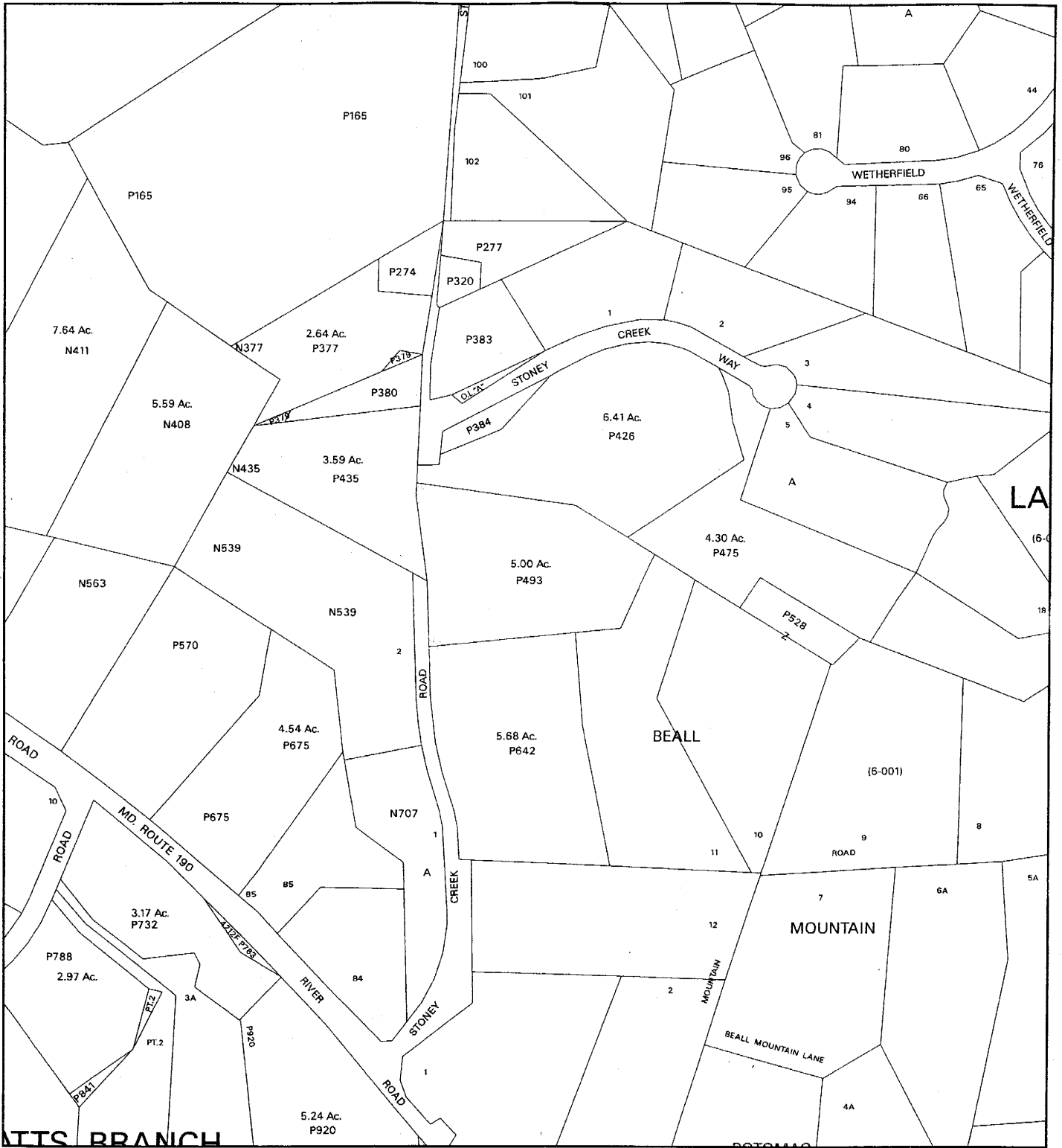


Research & Technology Center



1 inch = 400 feet
1 : 4800

STONEY CREEK RETREATS (RETAKE) (7-03017)



Map compiled on May 18, 2004 at 1:27 PM | Site located on base sheet no - 215NW12

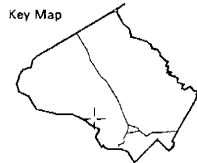
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760



OWNER/DEVELOPER
 METODY TILLY &
 JULIANA HAYCOUTOVA
 11801 STONEY CREEK ROAD
 POTOMAC, MD 20854

STONEY CREEK ROAD

SITE PLAN ALTERNATIVE 2

MNCPCC PREAPPLICATION # 7-03017

STONEY CREEK RETREATS
PARCEL 493
 L. 21055 F. 103
 MONTGOMERY COUNTY, MARYLAND

GENERAL NOTES

1. TOPOGRAPHY FROM SURVEY BY LANDMARK ENGINEERING, INC. CONDUCTED IN THE FIELD JAN 8 & 12, 2004 AND SUPPLEMENTED WITH MNCPCC TOPO.
2. HORIZONTAL DATUM ASSUMED, VERTICAL DATUM NGVD-29
3. BOUNDARY BASED ON LOCATION SURVEY BY CAPITOL SURVEYS, INC. DATED APRIL 3, 2002 AND SUPPLIED BY OWNER.
4. BUILDING RESTRICTION LINE PER OWNER DISCUSSION WITH MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES.
5. FLOODPLAIN INFORMATION FROM FEMA FLOOD INSURANCE RATE MAP OF MONTGOMERY COUNTY, MARYLAND, COMMUNITY-PANEL NUMBER 240049 0125 C, DATED JUNE 16, 1992.
6. THIS ALTERNATIVE REQUIRES A WAIVER OF THE MINIMUM LOT WIDTH AT BUILDING RESTRICTION LINE FOR PROPOSED LOT 1.

SITE TABULATION

ZONING: RE-2

MINIMUM AREA = 2.0 AC.

EXISTING PARCEL 493 AREA = 5.00 AC

PROPOSED LOT 1 AREA = 2.00 AC.

PROPOSED LOT 2 AREA = 3.00 AC.

MINIMUM SETBACK: 50' (SEE NOTE 4 ABOVE)

MINIMUM SIDE YARD ONE SIDE: 17'

TOTAL: 35'

MINIMUM REAR YARD: 35'

MINIMUM LOT WIDTH AT FRONT BUILDING LINE: 150'

