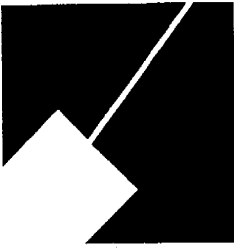


M-NCPCC



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

M E M O R A N D U M

DATE: March 12, 2004
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 March 18, 2004.

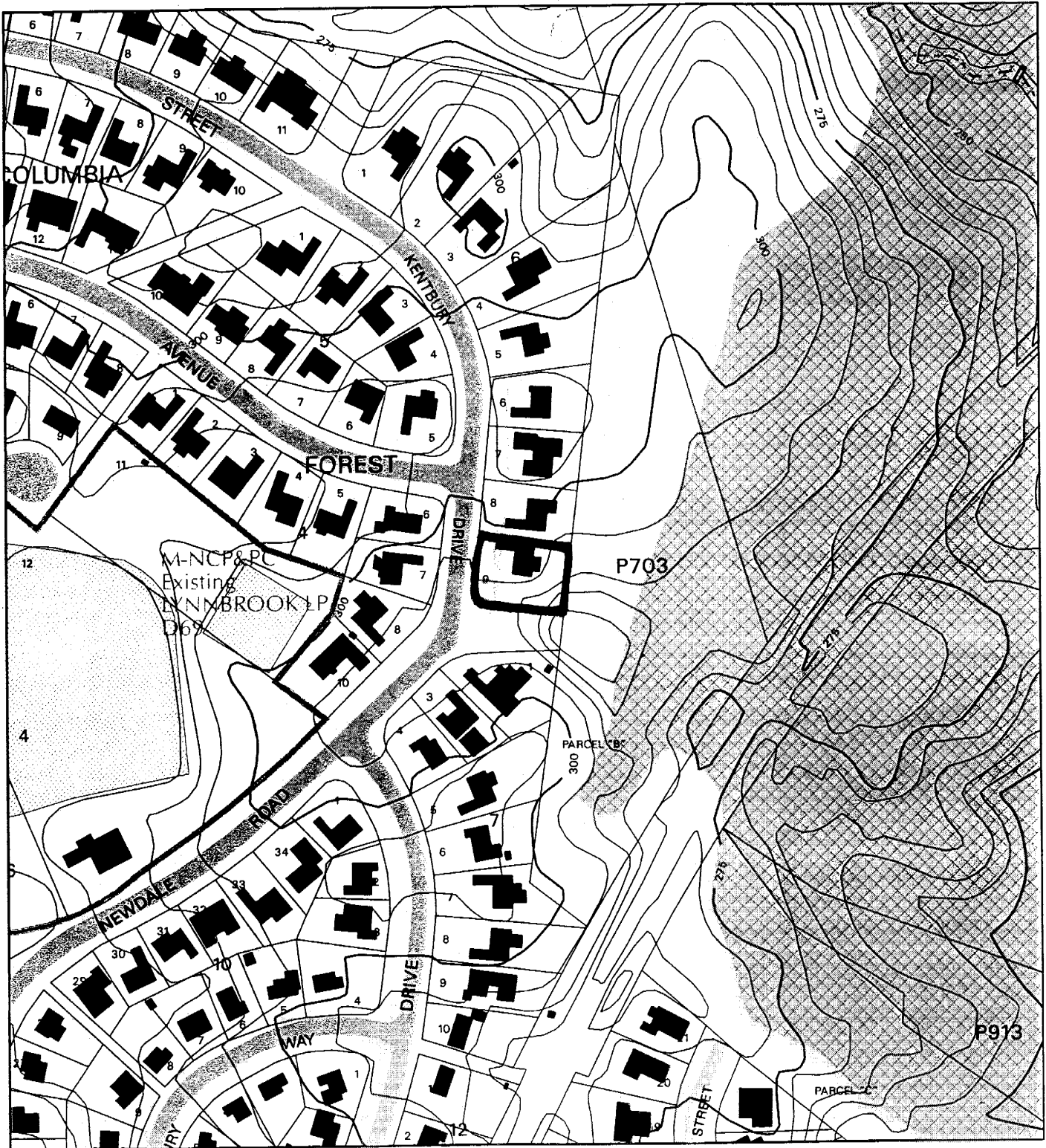
Attached are copies of plan drawings for Item #04, #05, and #06. These subdivision items are scheduled for Planning Board consideration on March 18, 2004. The items are further identified as follows:

Agenda Item #04 -Preliminary Plan 1-04024
Glenbrook Knoll

Agenda Item #05 -Pre-Preliminary Plan 7-04022
Columbia Forest

Agenda Item #06 -Pre-Preliminary Plan 7-00037
Hancock/Anderson Property

COLUMBIA FOREST (7-04022)



Map compiled on January 14, 2004 at 2:18 PM | Site located on base sheet no - 210NW04

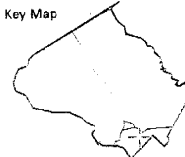
NOTICE

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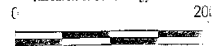
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

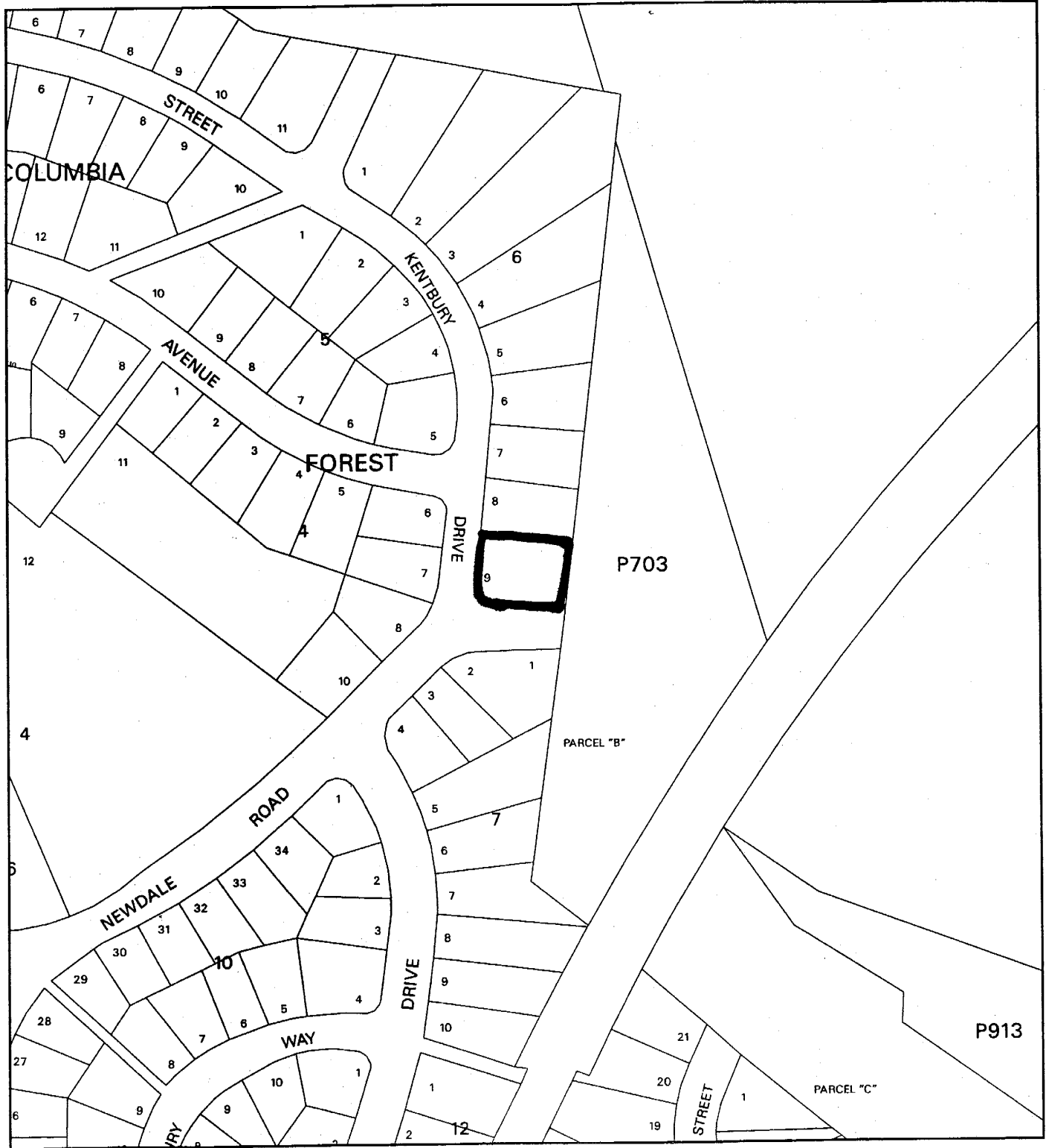


Research & Technology Center



1 : 2400

COLUMBIA FOREST (7-04022)



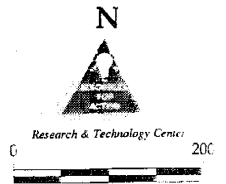
Map compiled on January 14, 2004 at 2:20 PM | Site located on base sheet no - 210NW04

NOTICE

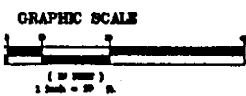
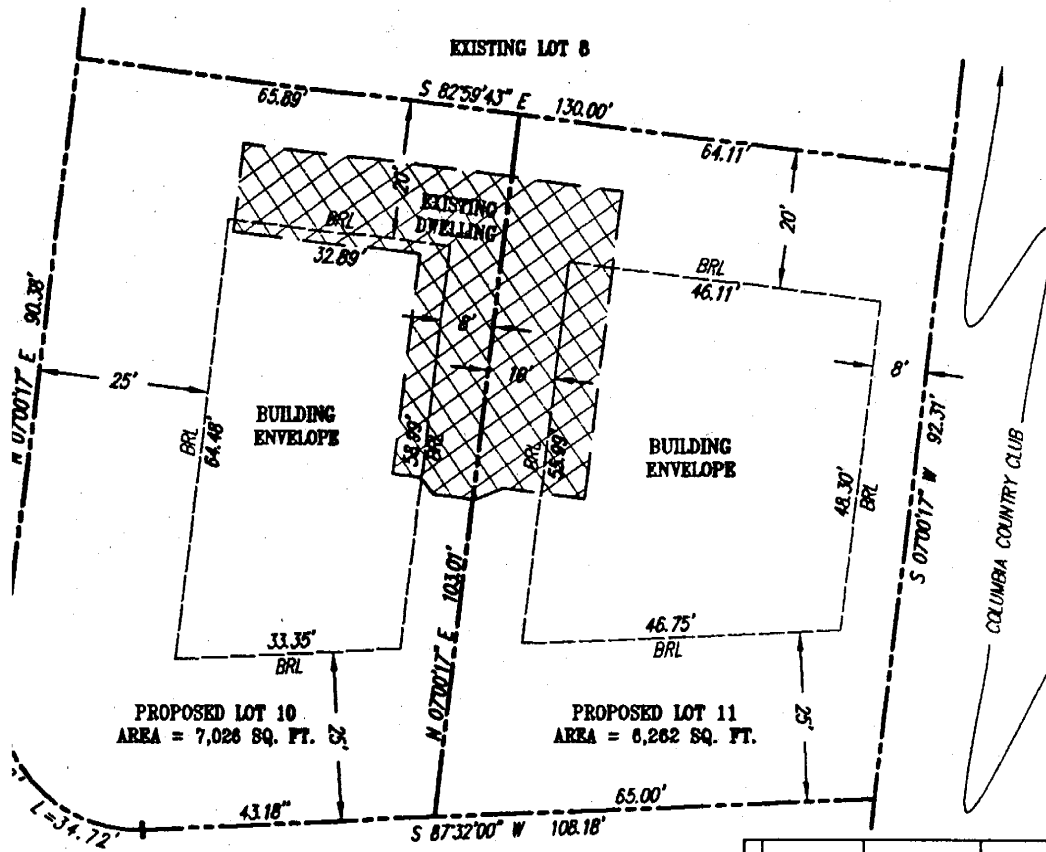
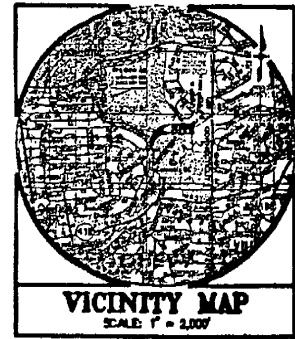
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1 : 2400



ITEM	ZONING CODE	EXISTING LOTS	SUBJECT LOTS	
			10	11
1 STREET FRONT	25' MIN.	25'-178'	87'	87'
2 ALIGNMENT	---	STD. ONE NO FLAG LOTS	STD. ONE NO FLAG LOTS	---
3 SIZE (LOT)	8,000 SQ. FT. MIN.	8,764 SQ. FT. - 32,378 SQ. FT.	7,026 SQ. FT. - 8,262 SQ. FT.	---
4 SHAPE	---	RECTANGULAR	RECTANGULAR	---
5 WIDTH (BURL)	60' MIN.	56'-108'	87'	88'
6 AREA (BUILDABLE)	---	1,818 SQ. FT. - 32,360 SQ. FT.	2,031 SQ. FT.	2,404 SQ. FT.
7 SUITABILITY	---	SINGLE FAMILY	SINGLE FAMILY	---

DEVELOPMENT PROGRAM

THE EXISTING SINGLE FAMILY DWELLING ON LOT 8 SHALL BE DEMOLISHED. A SINGLE FAMILY DWELLING SHALL BE CONSTRUCTED ON EACH OF PROPOSED LOTS 10 AND 11. PROPOSED LOT 10 WILL HAVE DIRECT ACCESS TO KENTBURY DRIVE (SIMILAR TO EXISTING LOT 8). PROPOSED LOT 11 WILL HAVE ACCESS TO KENTBURY DRIVE VIA A PRIVATE DRIVEWAY THROUGH THE UNNAMED 60' R/W STUB.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH SECTIONS 50-33 AND 50-33A OF THE MONTGOMERY COUNTY CODE AND THAT IT IS TRUE AND CORRECT.

DATE: _____
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

NOTES:

- 1) PLANNING AREA: BETHESDA - CHEVY CHASE / PA35
- 2) EXISTING LOT AREA = 13,288 SQ. FT. (RECORD)
PROPOSED LOT AREAS:
LOT 10 = 7,026 SQ. FT.
LOT 11 = 6,262 SQ. FT.
- 3) PROPERTY ZONED: R-60
- 4) EXISTING LAND USE: ONE (1) SINGLE FAMILY DWELLING
PROPOSED LAND USE: TWO (2) SINGLE FAMILY DWELLINGS
- 5) WSSC SERVICE CATEGORIES:
WATER = W-1
SEWER = S-1
- 6) SITE LIES WITHIN THE ROCK CREEK WATERSHED.
- 7) THERE ARE NO FORESTS, WETLANDS, FLOODPLAINS OR HISTORIC RESOURCES ON THE SUBJECT PROPERTY.
- 8) SITE DOES NOT LIE WITHIN A SPECIAL PROTECTION AREA.
- 9) STORMWATER MANAGEMENT CONCEPT: "SEE-IN-LIEU"
- 10) TRAFFIC STUDY / STATEMENT: N/A

PREPARED FOR: **WARCO CALDERON**
8107 KENTBURY DRIVE
BETHESDA, MD 20814
301-607-0227

REAPPLICATION CONCEPT PLAN
LOT 5, BLOCK 6, SECTION 1
PROPOSED RESUBDIVISION INTO LOTS 10 & 11
COLUMBIA POLYESTER
Plan Book 27 Plan No 27

DATE: _____

WSSC: 210NWO