



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Karl D. Figert
MCEICF
13202 Ewood Lane
Silver Spring, Maryland 20906

August 9, 2002

Re: Preliminary Plan 1-00093 Manor Spring and
1-03002 Manor Spring West

Dear Mr. Figert,

I am responding to your letters dated July 22, 2002 and July 23, 2002 regarding the preliminary plan applications submitted by the Porten Companies Inc. for the Manor Spring and Manor Spring West Subdivisions. Your letters refer to several issues regarding both the approved subdivision plan of Manor Spring and the pending application for Manor Spring West. If my interpretation of your issues is correct, I believe that your primary concern involves the original Manor Spring application 1-00093. Your letter also indicates that you are pleased with the development as shown on pending preliminary plan 1-03002.

Your letters allege that the process for reviewing and approving the original application for Manor Spring was flawed and modifications to the plan, affecting the adjoining community, occurred after the Planning Board's approval of this application. I have reviewed the file, together with the Subdivision Supervisor and our enforcement team and find no irregularities regarding the regulatory review, approval and subsequent inspections during construction. There have been no revisions or re-approvals of any type to the Manor Spring project. Both the applicant and the staff have followed the rules and regulations applicable to development on the property. Review of the file also shows that no complaints concerning the development of the Manor Spring project were filed for staff review.

Your letters refer to adverse environmental effects on the community caused by the Manor Spring project. It appears that you are referring to the removal of trees on the site. The review of Manor Spring was performed in accordance with the Forest Conservation Law as enacted in 1992. Since no priority forest areas existed on the site, the applicant/developer was able to clear the 2.18 acre property. The forest was deemed "low" priority for tree save due to the general character, size and diversity of the stand and the trees within it. No special preservation of specimen trees was prescribed as part of the plan approval and none was required by the forest law then in effect. Clearing was

permitted and the applicant chose to fulfill the 2.1 acres reforestation requirement through an off-site reforestation "bank".

Amendments to the Forest Conservation Law became effective November 2001. Preliminary Plan 1-03002 is being reviewed under the current law which has provisions for evaluation, preservation and protection of specimen trees. The new law affords stronger scrutiny of forest resources. Because of the general character, size and diversity of the forest on Manor Spring West, the stand has been designated as "moderate" priority for retention. This designation enables staff to request retention of forest on-site to meet forest conservation requirements. The plan submitted by the applicant complies with the current requirements of the Forest Conservation Law. The forest conservation requirements will be met on site.

I trust this information will address your concerns. We will include your letters in the file for Preliminary Plan 1-03002 and are forwarding them to our Environmental Planning Division for their information. If you have any further comments regarding the pending application for Manor Spring West please submit them to the Subdivision Supervisor, Malcolm Shaneman or to the Planner reviewing the project, Ms. Tanya Wilson. Ms. Wilson can be contacted at 301-495-4587. They will assure that the comments are directed to the appropriate staff and placed in the record.

Sincerely,



Joseph R. Davis
Chief
Development Review Division

cc: File 1-03002
File 4-02386

RICHARD WEAVER

To : Douglas Duncan, Montgomery County Chief Executive et al

From : Montgomery County Environmental Impact Civic Federation, Karl D. Figert, President

Re : Porten Company and M-NCPPC--Subdivision, Developmental, and Environmental Procedures
as per File # 4-02386 and File # 1-00093

Date : July 22,2002

I am a resident of the Layhill Community bounded by Briggs Road and Hathaway to my south and north
and Layhill Road and Wilton Oaks to my east and west, respectively. My address is :

13202 Ewood Lane
Silver Spring, Maryland
20906
301-946-7095.

In the last two years, the Porten Companies, Inc. located at :

5515 Security Lane, STE. 550
Rockville, Maryland
20852
301-998-3315,

have, seriatim, developed about 50 houses on approximately 14 acres of mature, hardwood, forest land –
formerly one of the largest remaining, mostly contiguous, tracts of forested land in the entire down county
area. In the course of the development of this land, the Porten Companies, have, to the best of my
knowledge at this time and in conjunction with M-NCPPC, abided by the rules and regulations of the M-
NCPPC and other Montgomery County and Maryland rules and regulations. M-NCPPC irregularities,
such as I have been able to discover in the few days that I have been involved with the Porten Companies
currently proposed Preliminary subdivision development of Lots 15 & 16 Block A of Manor Spring West
II, will be noted below and specifically identified and isolated as :

**M-NCPPC or Porten Companies Errors and Irregularities Concerning Development of Lots 15 & 16
Block A of Manor Spring West II (File # 4-02386)**

However, in so doing i.e. abiding by current rules and regulations with respect to the development of the
14 acres described above, the Porten Companies were able to develop this land by effecting some very
unusual circumstances, by petitioning for waivers subsequently granted through the cooperation and
approval of M-NCPPC, that were unfair and detrimental, non-protective and adverse to the legitimate
environmental interests of citizen-residents located within the aforementioned community boundaries ; to
Montgomery County as a county incorporated within the laws of the State of Maryland ; to the State of
Maryland ; and to the specific 14 acre environment itself.

It is because of these very substantial irregularities, by which I et al property interests have become
affected, that the M-NCPPC subdivision process not only has already adversely affected 5 acres known
as Manor Spring West but also, by precedent of other historical subdivision procedures that have proved
to be adverse and detrimental and destructive to the common environment, may very well adversely affect
the current preliminary subdivision plan recently submitted by Porten Comanies to M-NCPPC in reference
to :

in a similar environmentally detrimental and destructive manner.

Further, I am very confident that a fair and impartial investigation of M-NCPPC (even without certain selective, informative, and strongly substantiating staff information that can be made available if necessary under the Freedom of Information Act and through sworn depositions, affidavits and other evidences) will reveal and determine the unfair and unusual, detrimental, non-protective and adverse practices that were engaged in by M-NCPPC to assist and aid the Porten Companies in the development of the aforementioned 14 acres.

Specifically, the Porten companies, with an unusual, irregular and abnormally favorable degree of legitimate statutory cooperation from M-NCPPC with respect to and comparison with usual, normal, and regular developmental-environmental procedures were able to, effectively, circumvent current M-NCPPC environmental safeguards with respect to generally accepted and recommended forestation conservation practices and policies.

Again, specifically, certain environmental analyst's recommendations(accordingly quite usual, reasonable and acceptable) were unusually and casually over -ridden to effect developmental/subdividing outcomes that very reasonably could be adjudged to be disproportionately favorable to the secular economic interests of the Porten Company while, at the same time, brutally and egregiously unfavorable and uncompromising to the environmental interests of the community residents, to Montgomery County as an incorporated entity within the State of Maryland, and to the general and legally defined interests of citizen-residents of the State of Maryland.

It should be noted that I have only spoken to or corresponded with 7 residents whose property adjoins or is coterminous with the Manor Spring West development of 14 homes on 5 acres and was able to positively identify seven out of the seven that did not receive a post-preliminary subdivision plan and were not therefore afforded an opportunity to support or contest the subdivision plan that was subsequently and ultimately approved by M-NCPPC and implemented by Porten Companies as per Development and Review through the supervision of Mr. Shaneman.

Additionally, I understood from all seven of those residents with whom I have corresponded that after the public meeting over the proposed subdivision had taken place, there were substantive changes made in the subdivision plan and a new plan was submitted by Porten Companies and approved under the supervision of Mr. Shaneman, Development and Review of M-NCPPC. All seven told me that they never received any subsequent notification of a public meeting or any meeting or any notification of the addendum(a) and that they all were simply brutally and egregiously confronted with bulldozers whacking down the community forests and destroying all the vegetation growing under its canopy as well as forcing the immediate flight, dispossession, and subsequent migration of all birds, squirrels, deer, ground hogs and other animal life that the mature hardwood forested tract supported prior to its manifest destruction. The names of those six residents are noted below :

Michael McCarthy
13113 Wilton Oaks Drive
Silver Spring, Maryland
20906
301-933-5961

Dean L. Smehil
13111 Wilton Oaks Drive
Silver Spring, Maryland
20906
301-933-6377

Ray Konstant
13109 Wilton Oaks Drive
Silver Spring, Md.
20906
301-942-2735

Richard & Joy Johnson
13206 Ewood Lane
Silver Spring, Maryland
20906-3216

John & Kathleen Mahoney
13211 Ewood Lane
Silver Spring, Md.
20906

James & Charlotte Wiltshire
2404 Mumford Drive
Silver Spring, Md.
20906

Werner Jurinka & Angela Moore
13105 Wilton Oaks
Silver Spring, Md.
20906

In talking with James and Charlotte Wiltshire, listed above, contiguous and coterminous owners to Manor Spring West (File # 1-00093), I was confronted with the positively awful view from their deck produced by the manner in which Manor Spring West was allowed to subdivide into 14 lots producing a 2.8 house per acre pressure upon the environment that required total devastation of the mature, hardwood forest adjacent to their property. Again, this almost total devastation was unnecessary and is environmentally scorching in its appearance. From the back deck of the Wiltshire's one is looking down into a deeply sunken, mosquito infested pit that is forced to accept drainage from not only Manor Spring West but Manor Spring West II as per the proposal file #4-02386. The Porten Company has planted four fir trees twice along the rear property line of the Wiltshire property and, at this time, the first planting of four produced four dead fir trees. The second planting, as I have observed today, has three fir trees with totally dead firs and partially so for the fourth.

Mr. McCarthy(above) also, as plaintiff, has currently filed and has had served \$13,000,000 civil rights/damage suits against Douglas Duncan, Chief Executive of Montgomery County Maryland, and Porten Companies--both named defendants.

Before I proceed with the primary focus of my concern(s), I pause to describe the visits that I and my wife have made to M-NCPPC on Georgia Avenue. Our communications with personnel (under the direction of Mr. Malcolm Shaneman, Development and Review Division), was quite pleasant and very informative. In contrast, I found the informational posture of Mr. Shaneman himself to be quite cloistered, only indirectly helpful, defensive, and reluctantly offered. Mr. Shaneman was the only person at M-NCPPC whose expertise I was forced to view as with-held and, whose posture and tone, at times, contentious and even adversarial.

For example, under the guidelines of M-NCPPC, any contiguous, confronting, and adjacent citizen-owner (or other interested or affected citizens) of the property is entitled to, upon request, M-NCPPC appointment of a contact or liaison person familiar with the property upon which the property citizen-owner's interest are focused. I inquired to Mr. Shaneman if he was the designee with which I could establish liaison with and he replied that he was not and that such a person was not yet appointed and he doubted if he would be the appointee. Beyond that he offered absolutely no consideration in helping me to find such a designee or such a liaison person. He was not at all helpful in this regard and simply left me to my own devices to obtain governmental help.

7-19-02
K.A.

I will call right now and see if such a person has been appointed upon my request. Let it be noted that I just completed the call to M-NCPPC in the presence of my wife on this date and at approximately 12:30 p.m. I was referred to four options and, at first chose, option 4 but was told that I should call back later. I then chose option 2 and was informed that I should leave a message which I did to the effect that I was requesting to have a staff member assigned to review my case and I left my return phone number : 301-946-7095.

I will try again Monday July 22, 2002 and subsequent if necessary. I will also telephonically contact Mr. Shaneman's office in Development and Review directly on Monday July 22, 2002.

I and the Montgomery County Environmental Impact Civic Federation would very much appreciate working with Mr. Shaneman as the designee to help resolve issues associated with :

M-NCPPC or Porten Companies Errors and Irregularities Concerning Development of Lots 15 & 16 Block A of Manor Spring West II.

With the above as a backdrop, I now return to the immediate focus of this correspondence, namely, the

M-NCPPC or Porten Companies Errors and Irregularities Concerning the current Development of Lots 15 & 16 Block A of Manor Spring West II. (File #4-02386)

(1) **The Porten companies have presently attempted to comply with the notification requirement to adjoining, contiguous, and confronting residents of the above lots of Manor Spring II. In so doing, the following irregularities and discrepancies are hereby noted :**

- (a) **the current owners of the property located on lot number 14, as noted on the surveyor certificate for the preliminary plan for Manor Spring West II, have been omitted as contiguous, confronting and adjacent owners entitled by statute to notification by Porten Company of preliminary subdivision intent.**
- (b) **in addition to the notation in (a) above, a relatively small rectangular - and currently non existing-structure on the same property as described in (a) above is dis-proportionately depicted and erroneously positioned.**
- (c) **in addition to the notation in (a) above, another square shaped structure appears on the property line between lots 14 and 15 that is also not currently in existence. (it should be noted, incidentally, that lot 15 (not contiguous to (a) as described above) also erroneously depicts two currently non-existing structures -- but such error can be reasonably attributed to the recent construction of a single family dwelling on lot 15. However, it should also be noted that such attribution cannot be commensurably or correspondingly ascribed or attributed to recent construction as another current single family dwelling on lot 14 has been in existence for at least five years and is currently occupied.**
- (d) **adjoining lots 13-16 on Wilton Oaks Drive Block B there are certain surveyor-environmental cluster-symbolisms of the form () that are linearly arranged and perpendicular to the northwest corner of the proposed Manor Spring West II Porten Companies development. These aforementioned cluster symbolisms are regularly used to represent current forested areas. It should be noted that presently there is no such forested area in existence as that forested area was part of a 2.1 acre heavily forested and mature stand of trees and other supporting forestation that was totally destroyed under the very unusual deviations from environmental analysts standard recommendations as already referenced above in several paragraphs. Under these unusual deviations from standard**

recommendations, re-forestation was/is to occur at a most remote site(s) in upper Montgomery County --which, of course, determined a totally negative impact upon the Silver Spring/Layhill community. Mr. McCarthy's civil/rights violation suit for damages (Wheaton Gazette, July 10, 2002) against Porten Companies and Montgomery County Government may very well spark the beginning of a long line of similarly disposed plaintiffs.

Before I close, I would like to positively prefer to think that Mr. Duncan's office would be sufficiently moved by the allegations, ideas, notations and observations I have hereunto recorded to responsibly act immediately in an investigatory capacity to ascertain the accuracy and substance of those allegations, ideas, notations, and observations.

I therefore anticipate a return correspondence and subsequent resolutions to each of the problems and issues that I have described as concerns and raised as issues. Because of the fact that Porten Companies have filed as applicants (not owners) for subdivision of :

Lots 15 & 16 Block A of Manor Spring West II. (File #4-02386)

and have already filed preliminary plans that have been sent to certain contiguous and confronting owners, I request a hastened resolution of the following very specific requests :

- (1) That Montgomery County assume the responsibility to notify contiguous and confronting property owners of land contiguous with their own whose owner(s) or applicant(s) have filed for preliminary subdivision under the jurisdiction of M-NCPPC.
- (2) That Montgomery County take action to assure that if a preliminary plan for subdivision is submitted by an owner or applicant that not only will a public hearing take place in which those notified as per (1) above are duly notified by M-NCPPC but also, in the event of subsequent alteration and re-submission of such preliminary plans for subdivision and following each and every public hearing held for each and every alteration of each and every re-submission of such preliminary subdivision plans, that an additional notification to the contiguous and confronting owners for each and every re-submission of preliminary plans be the responsibility of M-NCPPC and that there be a public hearing for each and every re-submission of such preliminary subdivision in which the responsibility for notification of each and every contiguous and confronting owner be assumed by M-NCPPC.

Under the circumstances that I have recorded above and the evidence presented, these recommendations are certainly warranted, feasible and supportive of an effective M-NCPPC and an M-NCPPC that is responsible to the citizens whose taxes must specifically define their collective and community interests.

Finally, for the present time, the Montgomery County Environmental Impact Civic Federation chooses to work within the parametric interests of the herein named and cc'd parties and therefore only with the County Executive, the County Council, the Maryland State Environmental Offices, the Montgomery County Environmental Impact Civic Federation, and the Porten Companies to effect resolution.

Sincerely,

Karl D. Figert
Karl D. Figert
13202 Ewood Lane
Silver Spring, Maryland
20906
301-946-7095

- cc: Maryland State Department of Natural Resources
- cc: Doug Duncan, Montgomery County Chief Executive
- cc: Steven Silverman, President, Montgomery County Council
- cc: Derick Berlage, Commissioner M-NCPPC (Montgomery County)
- cc: Malcolm Shaneman, Review and Development, M-NCPPC
- cc: Ray Sobrino, Porten Companies
- cc: Mike McCarthy, Richard Johnson, Dean Smehil, Ray Konstant, et al
- cc: Wilton Oaks Civic Association, Harvey Kloehn
- cc: Layhill South Citizens Association, Susan Johnson
- cc: Layhill Civic Association, Rose Czarnecki
- cc: Kenneth Giordan
- cc: Glenmont Civic Association, Ted Swansinger
- cc: Thomas Tedder

MONT. COUNTY ^{RA} ~~RA~~ ENVIRONMENTAL IMPACT CIVIC FEDERATION MEMBERS

Richard Johnson

*Karla Jay Johnson
Karl D. Figert
Linda E. Figert
Ken Nguyen
Wynne Thator*

John Anthony

[Signature]

[Signature]

*[Signature]
Bill Konstant*

*Dean Z. Smehil
J. P. Smehil*

*Michael W. McCarley
John L. McCarthy*

RICHARD WEAVER

SUBMISSION II TO M-NCPPC

To : Derick Berlage, Commissioner M-NCPPC ; Malcolm Shaneman, Richard Weaver, Tonya Wilson, DRC @M-NCPPC ; Douglas Duncan, Montgomery County Chief Executive ; Marilyn Praisner, District 19 Representative ;

Montgomery County Council President, Steven Silverman ;
members of the Montgomery County Council ; et al.

From : Karl D. Figert, President Montgomery County Environmental Impact Civic Federation (MCEICF)

Re : Observations re Porten Companies Inc. and M-NCPPC developments as per Manor Spring West development and its impact on the environment and its predicted impact upon Manor Spring West II development Lots 15 and 16 Block A , preliminary plan number 1-03002 and File # 4-02386 (projected impact upon environment as per Montgomery County Department of Park and Planning).

Date : July 23, 2002

In anticipation of the DRC (Development and Review Commission) meeting scheduled for July 29, 2002 and for the anticipated and subsequent public meeting , we respectively submit the following prognostication :

Based upon SUBMISSION I TO M-NCPPC DATED JULY 22, 2002, (delivered by Karl D. Figert to Richard Weaver and/or Tonya Wilson and/or Malcolm Shaneman at M-NCPPC. offices located at 8787 Georgia Avenue, Montgomery County, Maryland and delivered to by e-mail or in person to Douglas Duncan, Chief Executive Officer of Montgomery County Maryland and to Marylyn Praisner, and to the President, Steven Silverman. and current members of the Montgomery County Council and to Derick Berlage, Montgomery Commissioner of M-NCPPC and to Marylyn Praisner, District 19), wherein it is stated that the Porten Companies, abiding by current rules and regulations with respect to the development of the 5 acres described in SUBMISSION I TO M-NCPPC DATED JULY 22, 2002 as Manor Spring West, were able to subdivide and develop this land pursuant to submission of pre-preliminary plans and this then followed by preliminary plans that were sent to contiguous and confronting owners of the proposed Manor Spring West development contingent upon a public meeting. Some contiguous and confronting owners were not notified of any such public meeting and, others that were notified of the meeting, were not then subsequently notified of subsequent material

changes in the public plan that was submitted at that public meeting. **Following that public meeting, the Porten companies and M-NCPPC, through certain waivers granted to Porten Companies that over-rode the environmental protective recommendations of the N-NCPPC Environmental Planning Division , were able to materially and environmentally alter the plans proposed at the public meeting, gain subsequent approval for such plans, and then, without any further notification to adjacent and contiguous and confronting land owners, develop the land with the new plan in such a way that we contend is unfair and detrimental, non-protective and adverse to the legitimate environmental rights and interests of citizen-residents.**

Before reading further, I ask all public officials to consider as very relevant the fact that the Porten Companies developed the 5 acres now know as Manor Spring West by erecting 14 houses on such acreage which determines a house per acre impact of 2.8 houses per acre. Contrastingly, with respect to the proposed Manor Spring West II development, the proposal is for 2 houses on 1.3 acres which determines a house per acre impact of .65 houses per acre.

Now, comparing the two as per the number of houses per acre as a density factor, the Manor Spring West II houses per acre is less than $\frac{1}{4}$ (or 25%) of the density of Manor Spring West II. Recalling that the Porten Companies are the developer of record on both, one must wonder how it is profitable to develop the Manor Spring West II property when the number of houses proposed by Porten is only 2 and at a density of $\frac{1}{4}$ of the density of their Manor Spring West development --- **unless the Porten Companies anticipates a waiver of the plan that is presently submitted and anticipates making very material alterations such as 3 or 4 houses instead of the current 2 and a material re-forestation plan that would over-ride the current plan and accomplish substantial, serious, egregious and irreversible environmental damages and compromises as was accomplished in Manor Spring West over the recommendations and professional objections of the Environmental Division of M-NCPPC to DRC.**

Therefore it is unanimously predicted by the President of the Montgomery County Environmental Impact Civic Federation and each and every member-owner whose land is contiguous and confronting to Block A Lots 15 & 16 of Manor Spring West II that, based upon the evidences and facts presented and on record in the Environmental Division which are easily accessible by M-NCPPC and other public officials as properly notified in SUBMISSION I TO M-NCPPC that a waiver will be requested by Porten Companies that will effectively and materially alter the preliminary plan for Manor West II and/or the plan approved by the DRC for Manor West II and, further (but not integrally linked to the former prognostication), that the contiguous and confronting owners will not be notified of such material changes and that a follow up meeting or meetings to allow for citizen input into such material and substantive changes will not be permitted by M-NCPPC or be allowed to occur and, as a result, these materially altered plans then will be implemented without notice to contiguous and confronting owners.

None, not one, of the contiguous and confronting owners currently disfavors or is adverse to the current proposals as per the Preliminary Plan of Subdivision prepared for Porten Companies per Lots 15 & 16 Block A of Manor Spring West II by Macris, Hendricks, & Glascock, P.A. and submitted by Porten Companies to M-NCPPC as applicants.

In fact, we deliberately have gone on record as both being pleased with the current plans and being highly doubtful that the current plans will be implemented without the material alterations mentioned above—especially the increase in the number of houses from 2 to 3 or 4.

Respectfully and sincerely,

Karl D. Figert

Karl D. Figert, President MCEICF

We, as members of MCEICF and as contiguous and confronting owners of land coterminous, abutting, and adjacent to the proposed development by Porten Companies known as Manor Spring West II, do agree with all of the above statements and ideas contained and expressed in the document labeled Submission II to M-NCPPC and hereby affix our signatures below in testament to our individual and collective agreement with such statements and ideas contained and expressed.

Vargese Skarion
debi
Karl Figert
Karla Joy John
Richard Johnson
Jill Koster

Linda L. Figert
Margie Casady
18
11/11/11
Greg M. Moore

Item # 10



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

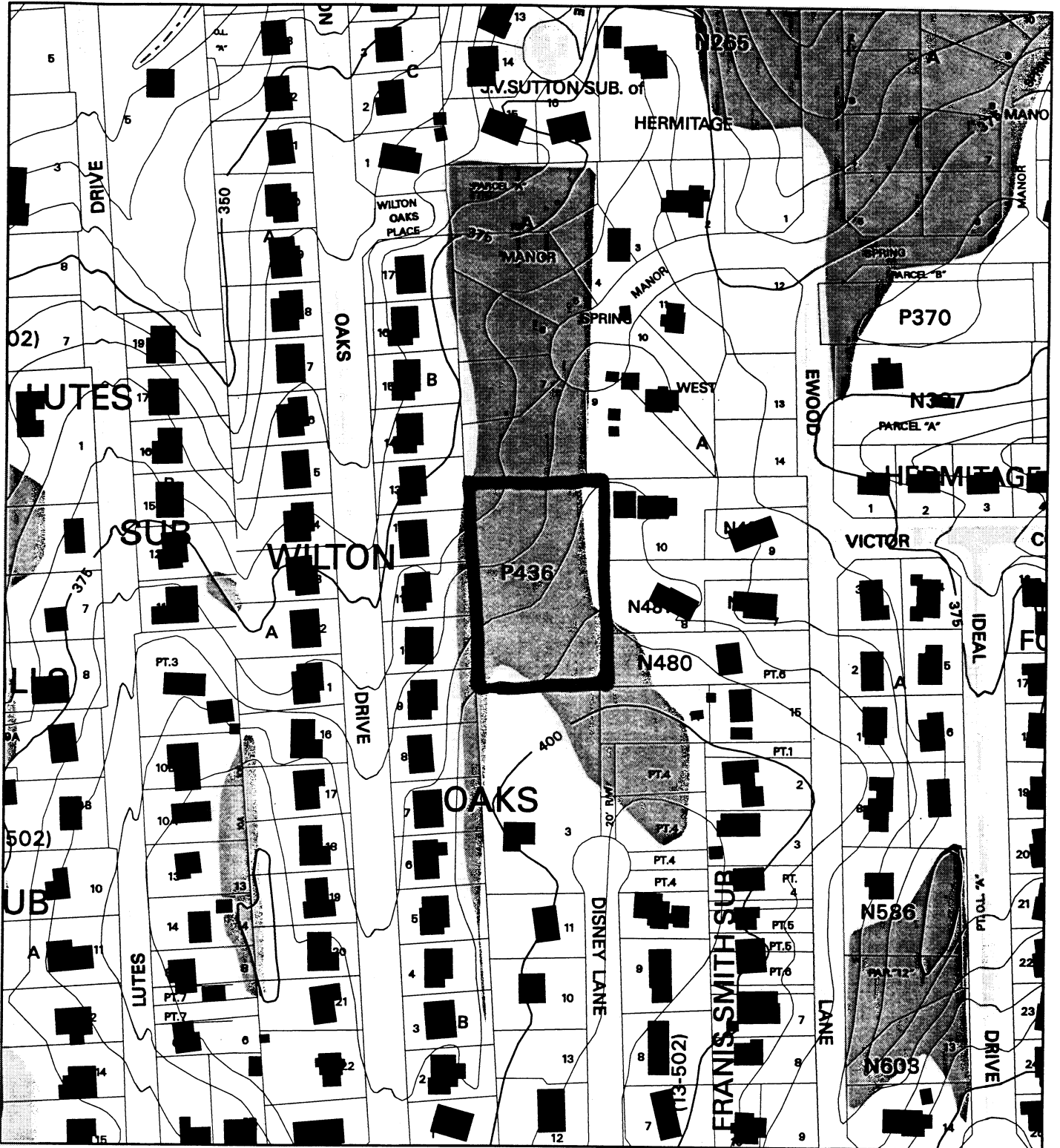
DATE: September 20, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for September 26, 2002.

Attached are copies of plan drawings for Items #01, #05, #08, #10, #11, #12. These subdivision items are scheduled for Planning Board consideration on September 26, 2002. The items are further identified as follows:

- Agenda Item #01 - Preliminary Plan 1-99088
Arlington East
- Agenda Item #05 - Preliminary Plan 1-02099
Silver Spring Square
- Agenda Item #08 - Preliminary Plan 1-02094
Green Hills Subdivision
- Agenda Item #10 - Preliminary Plan 1-03002
Manor Spring West
- Agenda Item #11 - Subdivision Regulation Waiver SRW-03000
Arcola
- Agenda Item #12 - Preliminary Plan 1-00009
Armenian Youth Center

Attachment

VICINITY MAP FOR
MANOR SPRING WEST II (1-03002)



Map compiled on July 16, 2002 at 9:34 AM | Site located on base sheet no - 217NW02

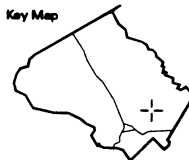
NOTICE

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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

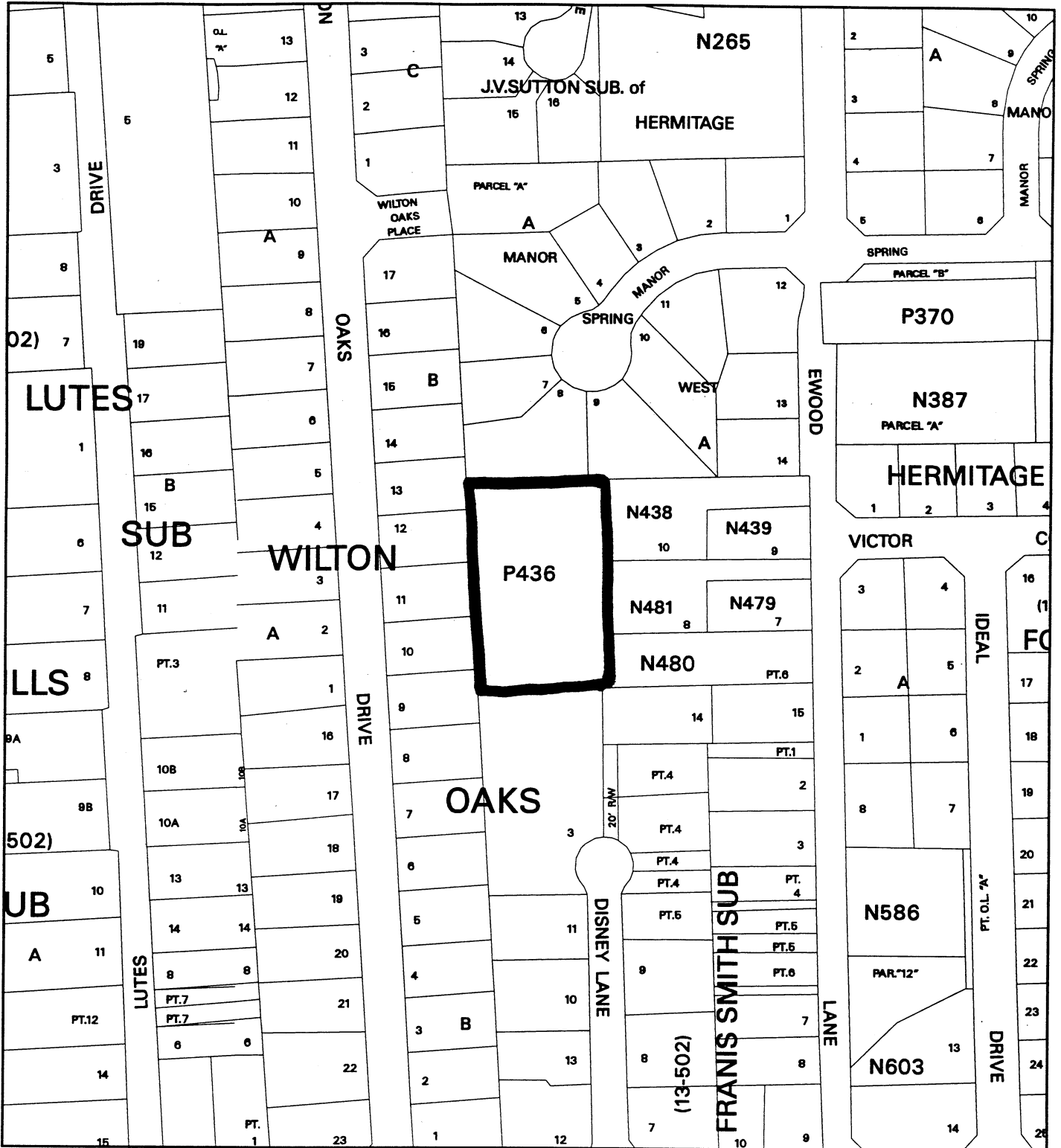
Key Map



1 : 2400

VICINITY MAP FOR

MANOR SPRING WEST II (1-03002)



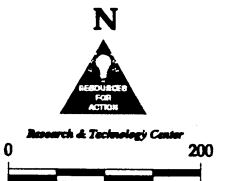
Map compiled on July 16, 2002 at 8:50 AM | Site located on base sheet no - 217NW02

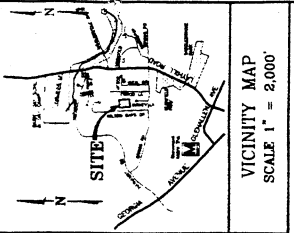
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VICINITY MAP
SCALE 1" = 2,000'

NOTES

1. Topography from M&P, Inc. topographic sheet 217 NW 02.
2. Boundary information from available deeds and plats of record.
3. The property is zoned R 50.
4. Water and sewer category W-1 and S-1, respectively.
5. Number of lots proposed by this plan: 2.
6. Proposed land use is single family detached residential units.
7. A Natural Resources Inventory Map/Forest Stand Delineation Plan has been approved by the M&P, Inc. Environmental Planning Division, Rockville, Md.
8. This site is within the Kensington/Manor Master Plan Area.
9. This site is within the Greenbelt Sector Area Plan.
10. This site is within the Greenbelt Transportation Policy Area #64.
11. The site is within the North Branch, The State of Maryland. No designated (this portion of the watershed as Class IV).
12. This plan is not for construction purposes.
13. Property lines and areas are subject to adjustment at final plot computations.
14. Building location and grading are graphical representations. Final building location and grading to be determined at Building Permit phase.

Water & Sewer: W.S.S.C.
Electric: PEPCO
Natural Gas: Washington Gas

AREA TABULATION

Gross Acreage (GSA) = 658.678 ac or 1.30 ac
 Deducted Area = 0.00 ac
 Net Acreage = 658.678 ac or 1.30 ac

TAX MAP JR 121

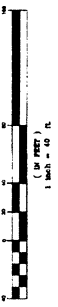
MSC 217 NW 02

**PRELIMINARY PLAN OF SUBDIVISION
LOTS 15 & 16 Block A
MANOR SPRING WEST II**

13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND	
Designed by	Maotris, Hendricks & Glascock, P.A.
Drawn by	Engineers & Planners • Surveyors
Check by	(301) 470-0440
Date	May 2002
Scale	1" = 40'
Job No.	8220
Sheet	1 of 1
Plot No.	99-328-31
Address	8220 Wilton Oaks Road Manor Spring, Maryland 20884-1279

PREPARED FOR:
PORTEN COMPANIES, INC.
5615 PORTEN LANE, SUITE 550
ROCKVILLE, MD 20852
(301) 998-3315

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I hereby certify that the boundary shown hereon is correct according to the records of Montgomery County, Maryland, and that the same have been correctly located and shown on this plan upon completion of a final survey. Topography from sources noted hereon.

Date: 6/15/02

Maotris, Hendricks & Glascock, P.A.
Professional Land Surveyors
Maryland Reg. No. 10712

