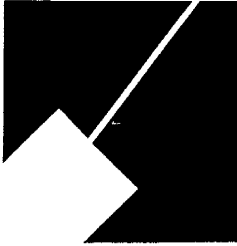


Item #3

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

M E M O R A N D U M

DATE: February 13, 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 February 19, 2004.

Attached are copies of plan drawings for Item #03, #04, #06, #08, and #09. These subdivision items are scheduled for Planning Board consideration on February 19, 2004. The items are further identified as follows:

Agenda Item #03 -Preliminary Plan 1-04010
Hermitage Park

Agenda Item #04 -Preliminary Plan 1-04011
Meadowsweet

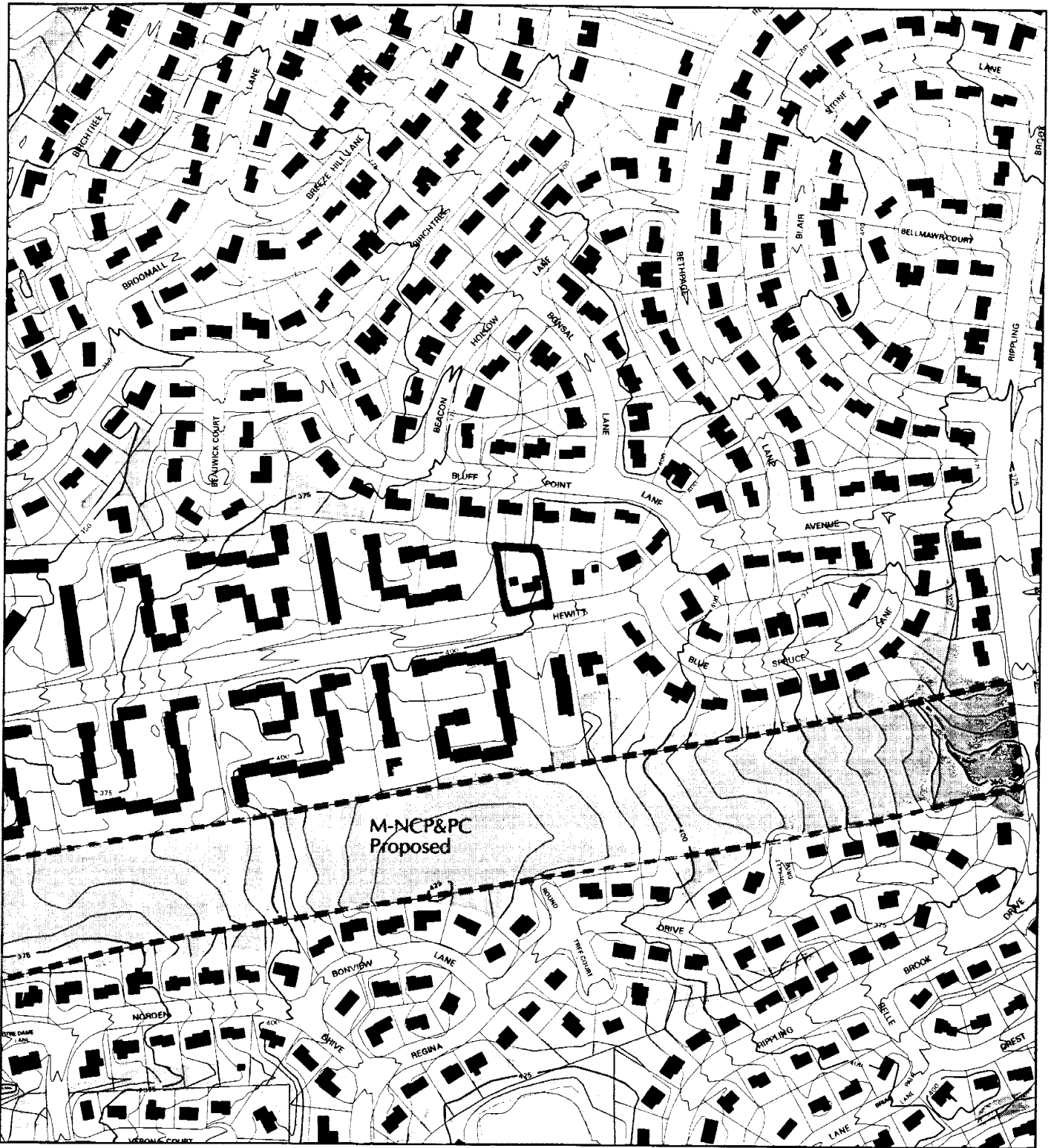
Agenda Item #06 -Preliminary Plan 1-04041
Arlington East

Agenda Item #08 -Preliminary Plan 1-04025
Woodglen Commons

Agenda Item #09 -Preliminary Plan 1-04043
Carl Property

Attachment

HERMITAGE PARK (1-04010)



Map compiled on February 12, 2004 at 2:34 PM | Site located on base sheet no - 218NW03

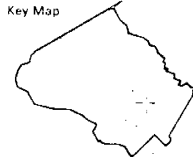
NOTICE

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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

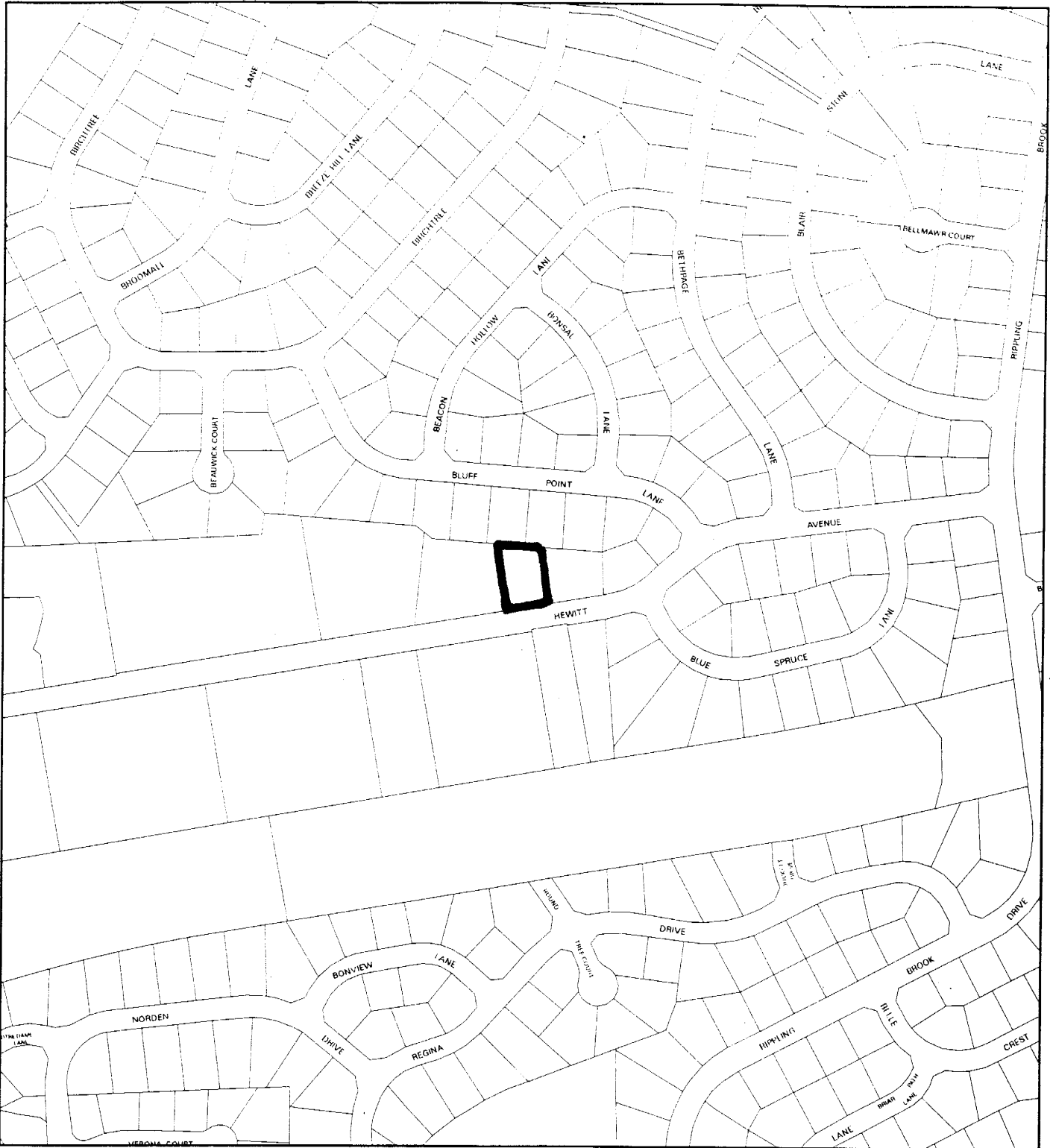


Research & Technology Center



1 : 4800

HERMITAGE PARK (1-04010)



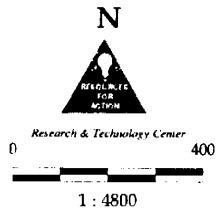
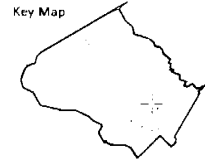
Map compiled on February 12, 2004 at 2:56 PM | Site located on base sheet no - 218NW03

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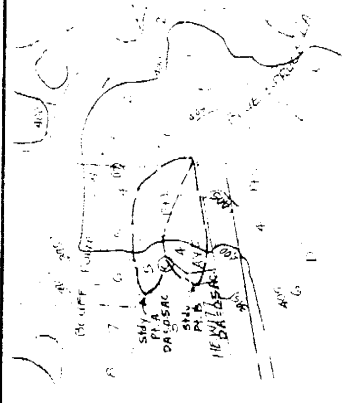
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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



VICINITY MAP
SCALE: 1" = 200'
MD. CO. ADD. MAP. PAGE 30. ORD. F-7

P.G. ASSOCIATES, INC.
CIVIL ENGINEERS • SURVEYORS • LAND PLANNERS
354-A HUNTERDORF DRIVE
ROCKVILLE, MARYLAND 20850
PHONE (301) 591-1591 FAX (301) 591-1592

PRELIMINARY PLAN
RESUBDIVISION OF HERMITAGE PARK & LOT 1, BLOCK C
HERMITAGE PARK
WACHTON DISTRICT #12
MONTGOMERY COUNTY, MARYLAND



- NOTES:**
1. Zoning - R90
 2. Boundary per Plat Book 30 Plat 1903
 3. Lots per MNC PFC aerial - 5' contour
 4. Public water and sewer available
 5. Water category 1, sewer category 1
 6. Road Creek, Watershed
 7. Tax map # 01062
 8. WSSC 2001 sheet #2188W3
 9. Tax account # 13-09900958
 10. Legal description - Part of Lot 1, Block C, Hermitage Park, Liber 9438 Folio 89
 11. Property Address - 2911 Hewitt Avenue
 12. Current Owner - Sibert Springs, MD 20906

DEVELOPMENT DATA

General area - 21,179.51
Dedication proposed 0.41
Net tract area - 21,179.51
Total lots allowed - 2
Total lots proposed - 2
Save existing house & construct one new house setbacks:

Front - 30'
Sides - 8' min, 25' total
Rear - 25'
Width - 25' min
Area - 9000.51 min
At building line - 75'
Coverage - 10% max

ENGINEER'S CERTIFICATE:
I HEREBY CERTIFY THAT THE BOUNDARY SHOWN IS CORRECT BASED ON EXISTING DEEDS AND PLATS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND SUBJECT TO CHANGE UPON COMPLETION OF A FINAL SURVEY TOPOGRAPHY FROM SOURCES NOTED.

5/21/03
Dnr

Dean Packard, PE, MD Reg. # 16518

