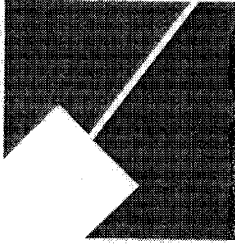


Item # 8

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  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

M E M O R A N D U M

**DATE:** April 02, 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 April 08, 2004.

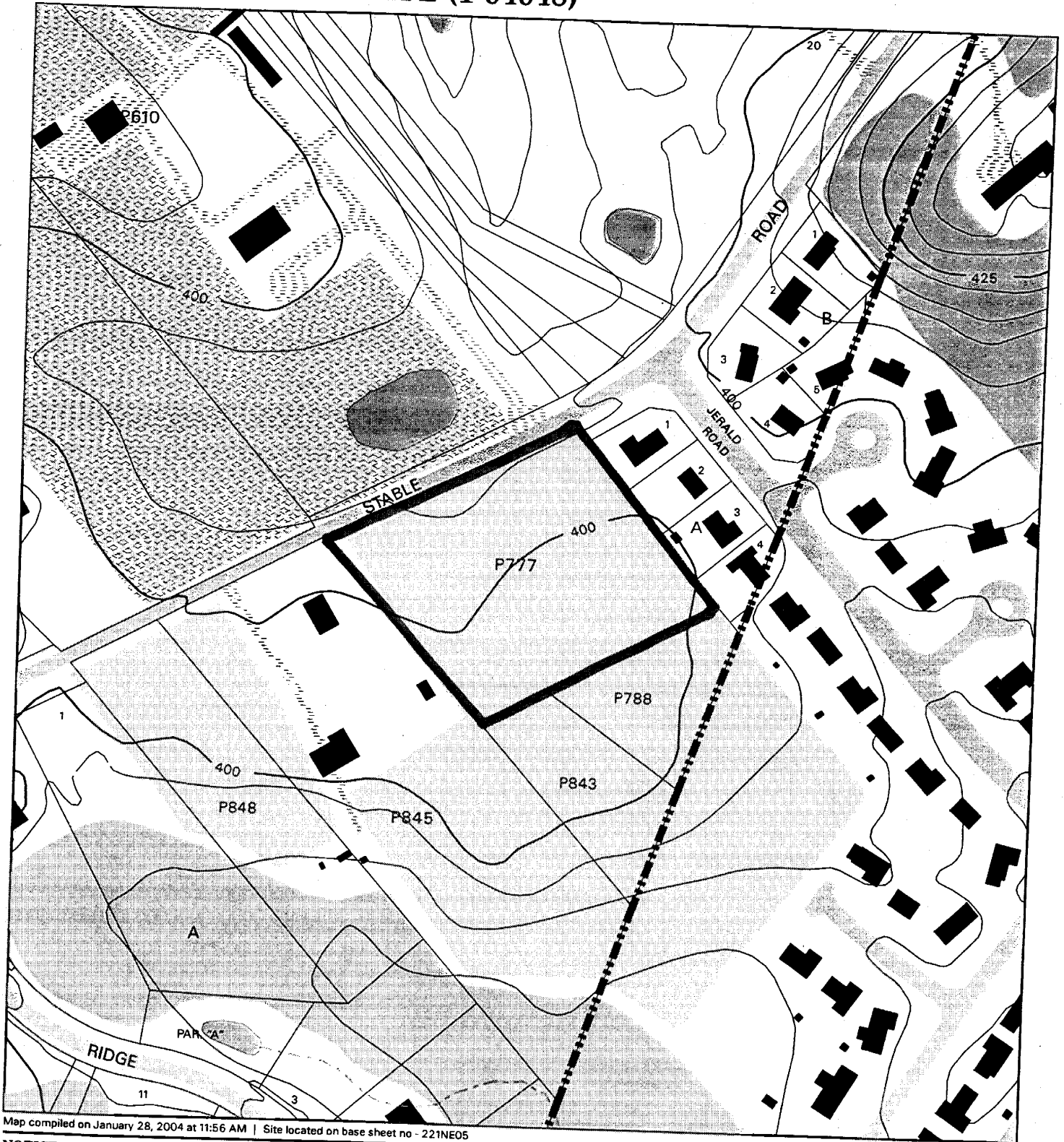
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Attached are copies of plan drawings for Item #08. This subdivision item is scheduled for Planning Board consideration on April 08, 2004. The item is further identified as follows:

Agenda Item #08 -Preliminary Plan 1-04048  
Riding Stable Estates

Attachment

# RIDING STABLE ESTATE (1-04048)



Map compiled on January 28, 2004 at 11:56 AM | Site located on base sheet no - 221NE05

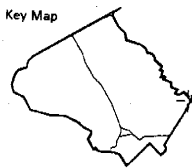
## NOTICE

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

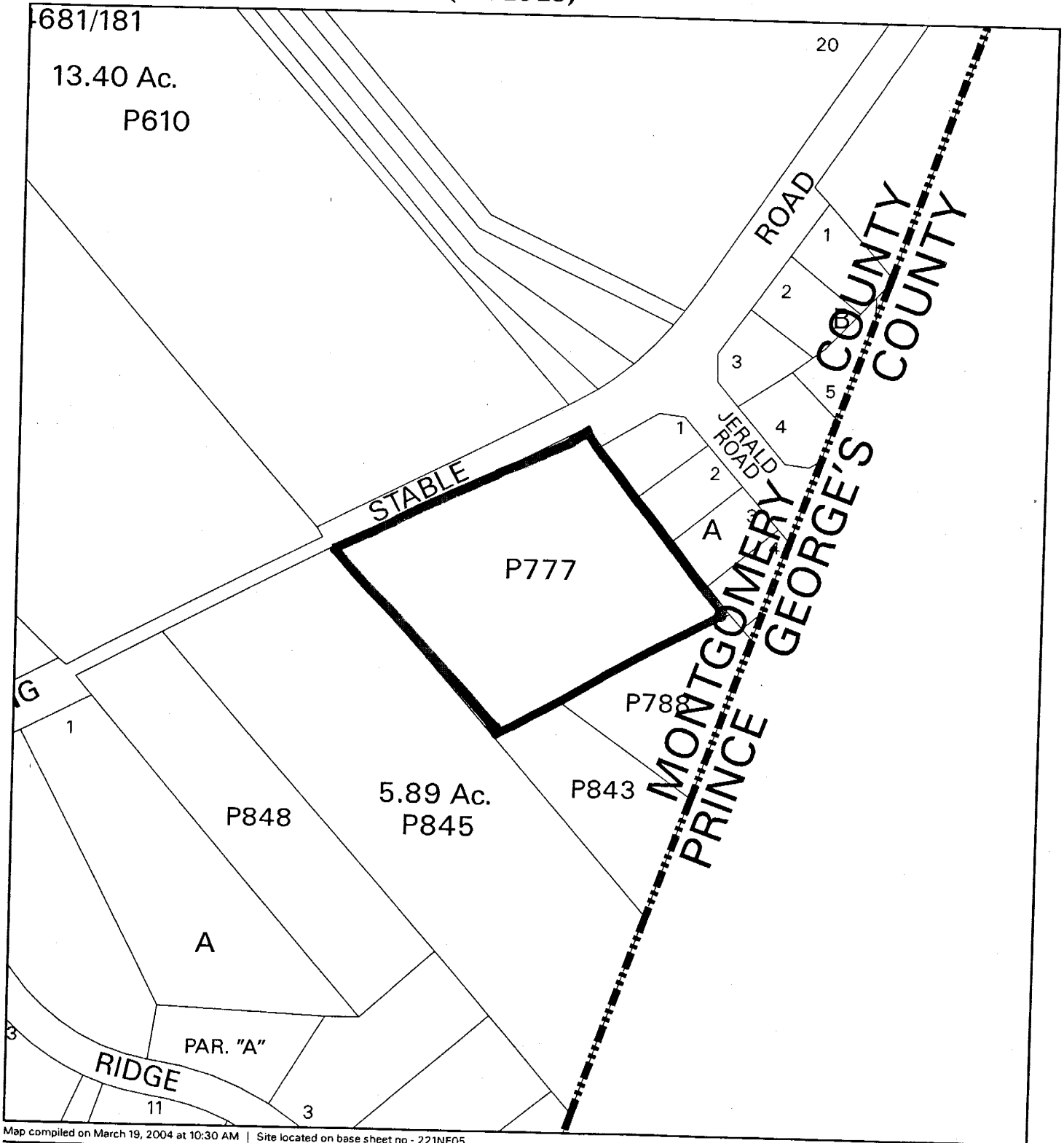


Research & Technology Center



1:2400

# RIDING STABLE ESTATE (1-04048)



Map compiled on March 19, 2004 at 10:30 AM | Site located on base sheet no - 221NE05

## NOTICE

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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

Key Map



N



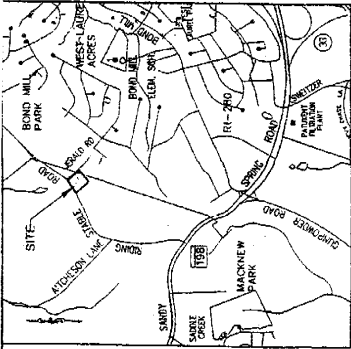
0 200



1 inch = 200 feet  
 1:2400

**BENCH MARKS**

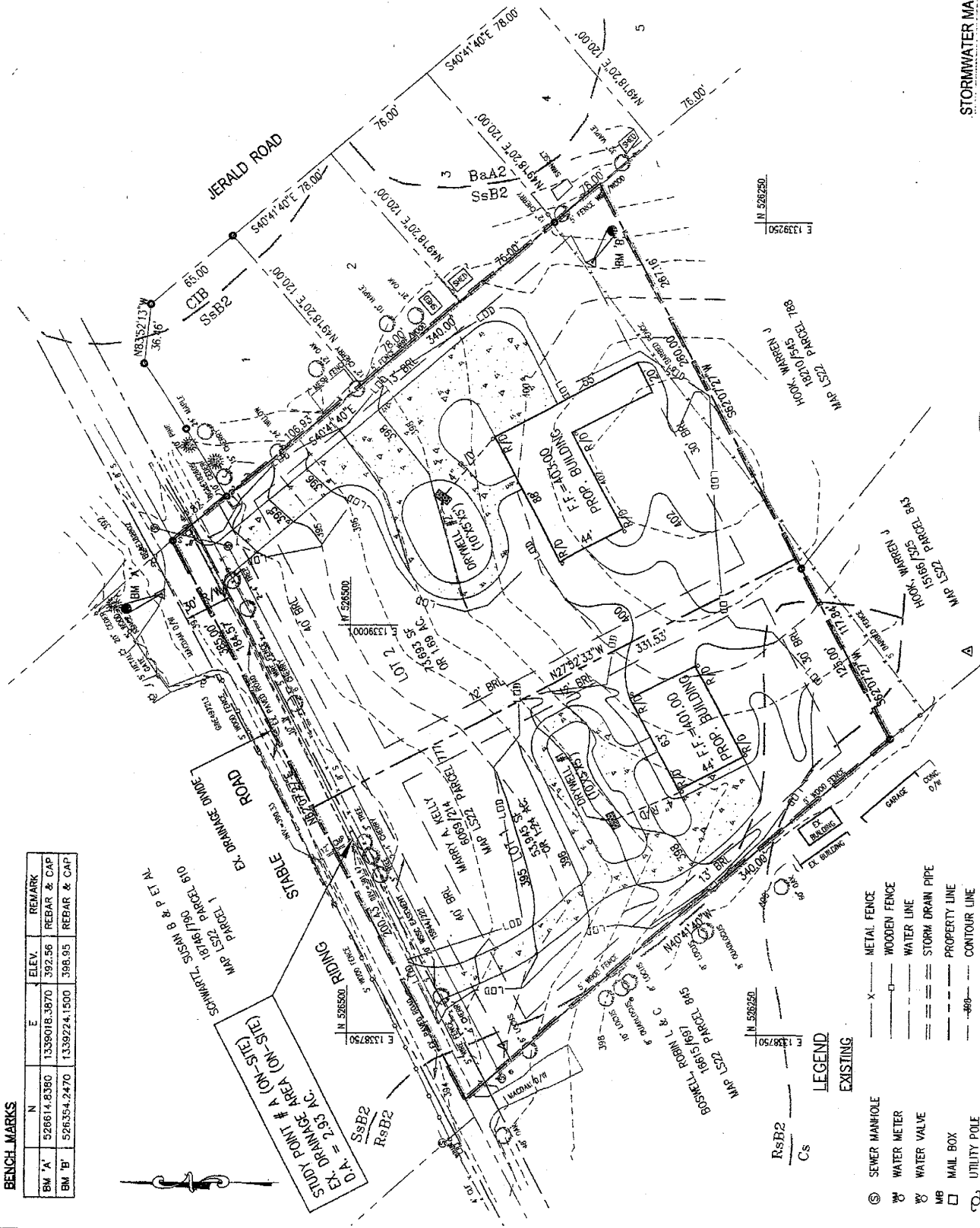
BM	N	E	ELEV.	REMARK
BM 'A'	526614.8360	1339018.3870	392.56	REBAR & CAP
BM 'B'	526354.2470	1339224.1500	398.95	REBAR & CAP



**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

1. TOPOGRAPHY FIELD SHOT: NOVEMBER, 2002
2. ZONING: R-150
3. TAX MAP: LS22, PARCEL 777
4. DEED/F000: 6699/214
5. ELECTION DISTRICT: 05
6. WSSC GRID: 221 NE 5
7. M. CO. STREET MAP: PAGE -32, GRID: J-1
8. TOTAL SITE AREA = 127638 SF OR 2.83 AC.
9. TOTAL FLOODPLAIN AREA = 0.0 AC.
10. TOTAL WETLAND AREA = 0.0 AC.
11. MINIMUM LOT AREA: 20,000 SF
12. PROPOSED USE: SINGLE FAMILY DETACHED
13. PROPOSED NUMBER OF LOTS: 1 THRU 2
14. FOR PUBLIC WATER SYSTEM
15. EXISTING W.S.S.C. WATER AND SEWER CATEGORIES: W-3 AND S-3
16. SOIL CLASSIFICATION: P
17. SUBJECT PROPERTY IS NOT IN 100 YEAR FLOOD PLAN AS PER FLOOD INSURANCE MAP PANEL # 240049 0220 B
18. SET BACK: FRONT: 40' SIDE: 12/25 REAR: 30'
19. ALLOWABLE LOT DENSITY = 2.60 PROPOSED LOT DENSITY = 0.88
20. STORMWATER MANAGEMENT CONCEPT APPROVAL # 203594
21. SUBDIVISION IS BASED ON MINIMUM LOT SIZE.



**LEGEND**

- EXISTING**
- ⊙ SEWER MANHOLE
  - ⊙ WATER METER
  - ⊙ WATER VALVE
  - ⊙ MAIL BOX
  - ⊙ UTILITY POLE
  - X — METAL FENCE
  - □ — WOODEN FENCE
  - — — WATER LINE
  - — — STORM DRAIN PIPE
  - — — PROPERTY LINE
  - — — CONTOUR LINE
  - — — SOIL BOUNDARY
- PROPOSED**
- — — CONCRETE DRIVE WAY
  - — — 400' CONTOUR LINE

**STORMWATER MANAGEMENT CONCEPT PLAN**

**PROJECT**

**RIDING STABLE ESTATE**  
TAX MAP LS22, PARCEL 777  
5th ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**PROJECT NO.** 02-142  
**SCALE:** 1"=40'  
**DATE:** 09/15/02  
**DRAWN BY:** SP  
**CHECKED BY:** CSV

**AB CONSULTANTS, INC.**  
9450 ANNAPOLIS ROAD  
LANHAM, MARYLAND 20705  
PHONE: (301) 306-3091  
FAX: (301) 306-3092

**CONTACT:** CHERMAY G. VYAS PHONE: 301-306-3091 x 22

**OWNER/APPLICANT**  
MR. THOMAS NORRIS  
HERITAGE HOMES DEVELOPMENT CORPORATION  
P.O. BOX 310  
ASHTON, MD 20861  
PHONE: (301) 439-1066