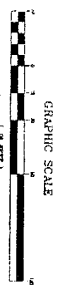


SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Surveyor in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations on which this plan is based, and that the same have been compared with the original field notes and computations and found to be correct.

[Signature]
Professional Reg. No. 11111
Maryland Reg. No. 0712



SHIRAZHORE AVE BEL. PRE
SECTION 13
LOT 12
P.B. 80 P. NO. 3709
ZONE: R-80

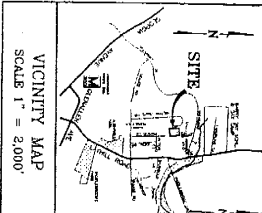
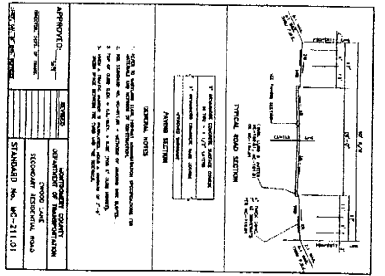
SHIRAZHORE AVE BEL. PRE
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SHIRAZHORE AVE BEL. PRE
SECTION 13
LOT 12
P.B. 80 P. NO. 3709
ZONE: R-80

PREPARED FOR:

1320 Speed Lane
Silver Spring, MD 20910
(301) 346-0728

DATE	05/07/04
BY	ST



PRELIMINARY PLAN OF SUBDIVISION

HERMITAGE

LOTS 19-24, Block A

13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Major, Hendricks & Gluscock, P.A.
Landmark Architects
2200 Wiggins Road, Suite 100
Columbia, MD 21046
(410) 726-1100

PREPARED FOR:

1320 Speed Lane
Silver Spring, MD 20910
(301) 346-0728

- NOTE:**
1. Topography from latest work of this office, with 2 foot contour interval.
 2. Boundary information from available deeds and plans of record.
 3. The property is shown as 800'.
 4. The lot size is 8,000 sq ft (approximately 183,000 sq ft).
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- AREA TABLE:**
- 6.666 Tract Area (6.666) = 618,837 sq. ft. of 1.40 ac.
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Hermitage Lots 19-24, Block A							
Subdivision	Lot	Frontage	Size	*Area	**Width	Shape	Alignment
Manor Spring West	1	101.57	10,025	3,044	101.40	Rectangular	Perpendicular
Manor Spring	1	89.62	9,000	3,133	84.52	Trapezoid	Perpendicular
Strathmore at Bel Pre	1	71.64	18,768	8,079	107.91	Corner	Angular
Manor Spring	2	81.85	9,000	3,117	81.86	Rectangular	Perpendicular
Manor Spring West	2	64.85	9,412	3,224	80.36	Rectangular	Angular
Strathmore at Bel Pre	2	99.00	14,038	6,330	101.19	Trapezoid	Perpendicular
Manor Spring	3	82.02	9,000	3,120	82.02	Rectangular	Perpendicular
Manor Spring West	3	72.03	11,701	5,125	79.44	Rectangular	Angular
Strathmore at Bel Pre	3	100.00	13,500	6,000	100.00	Rectangular	Perpendicular
Manor Spring	4	81.98	9,000	3,121	81.98	Rectangular	Perpendicular
Manor Spring West	4	81.68	9,342	3,414	82.19	Trapezoid	Angular
Strathmore at Bel Pre	4	92.19	12,367	4,932	107.54	Irregular	Angular
Manor Spring	5	89.49	9,514	2,822	89.47	Corner	Perpendicular
Manor Spring West	5	55.28	15,259	6,677	75.00	Irregular	Angular
Manor Spring West	6	44.40	11,712	5,012	61.24	Trapezoid	Radial
Manor Spring West	7	37.15	10,109	4,262	57.41	Irregular	Radial
Manor Spring West	8	40.07	17,900	8,846	65.01	Irregular	Radial
Manor Spring West	9	50.85	15,261	6,508	73.39	Trapezoid	Radial
Manor Spring West	10	50.41	14,069	5,736	94.96	Trapezoid	Perpendicular
Hermitage	11	100.00	9,675	3,334	93.76	Rectangular	Perpendicular
Manor Spring West	11	94.46	11,647	4,640	110.41	Trapezoid	Angular
Strathmore at Bel Pre	11	120.00	22,424	12,465	120.00	Trapezoid	Perpendicular
Hermitage	12	191.52	10,940	3,406	142.05	Corner	Angular
Strathmore at Bel Pre	12	91.01	30,013	18,403	104.46	Irregular	Perpendicular
Hermitage	13	101.97	12,292	5,808	78.00	Irregular	Angular
Hermitage	14	41.66	9,533	3,760	75.00	Irregular	Radial
Hermitage	15	25.35	11,939	3,892	75.00	Pipestem	Radial
Hermitage	16	34.56	9,395	5,164	75.00	Irregular	Radial
Hermitage	17	62.08	13,284	6,085	75.00	Trapezoid	Angular
Hermitage	18	276.90	16,065	5,382	113.25	Irregular	Angular
Proposed Lot	19	75.00	11,198	4,214	81.19	Trapezoidal	Perpendicular
Proposed Lot	20	78.69	10,259	3,669	78.69	Rectangular	Perpendicular
Proposed Lot	21	78.69	10,259	3,670	78.69	Rectangular	Perpendicular
Proposed Lot	22	101.00	13,169	3,487	101.00	Rectangular	Perpendicular
Proposed Lot	23	28.00	11,596	4,987	75.00	Irregular	Radial
Proposed Lot	24	84.01	22,376	11,307	91.61	Irregular	Perpendicular
* Denotes Buildable Area							
** Width at the Building Restriction Line							

April 12, 2004

Development Review Division
Maryland-National Capital Park
and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Preliminary Plan:Subdivision 1-04065
Hermitage, Lots 19-24 Block A

To the Review Division:

We reside directly north of Lot 19 of this proposed subdivision (we are at Strathmore at Bel Pre, Section 13, Lot 1, Blk 25) and want to register our several concerns about this project.

Soon after we moved into our home in 1986, Hermitage lots 17 and 18 of Hermitage were developed. This began a longstanding problem of water runoff into our yard. We have water in our yard from mid-winter through early summer, and periods of rain cause flooding of our back yard. We have purchased 6 sump pumps in the 16 years since the properties were developed, and our repeated requests for assistance with the increased water were ignored.

Our side yard is constantly wet from the already-existing drainage from the property due to be developed in this proposed subdivision, and we sincerely request that arrangements be made in the development of this property to prevent additional water runoff in our side yard. Our driveway has been seriously damaged from the existing drainage through our side yard, and the increased elevation for the homes in the new subdivision, along with the removal of all the trees, will cause even more water to run through our yard on its way to the street. We are most concerned about the new development worsening an already poor situation. We cannot imagine that your intent in developing new properties is to damage longstanding homeowners' properties.

Our across-the-street neighbor faced this dilemma when the Manor Spring development was built next to his home – the new houses were elevated considerably higher than the original land contour, resulting in considerable new runoff on his property. In the winter the freezing and refreezing of the runoff from the higher elevation of the Manor Spring development causes Ewood Lane to be treacherously icy.

Please take some steps to require that the property developers don't make the situation worse for us – the water on our property is already terrible, and this development will only detract further from the value of our home if additional water from the new development drains through our yard.

We also wish to point out that the addition of five new homes in this limited area will create an additional traffic hazard on Ewood Lane. Already, cars entering and leaving Manor Spring drive way too fast for this narrow road, and five additional homes will only worsen that situation. At some point, there will be a serious accident on Ewood Lane.

Sincerely,



Robert and Constance Lynch
13300 Ewood Lane
Silver Spring, MD 20906