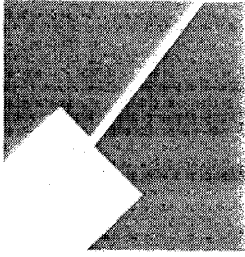


Item # 3

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & 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: May 7, 2004
TO: Montgomery County Planning Board
FROM: Richard Weaver
Development Review Division
(301) 495-4544
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for May 13, 2004.

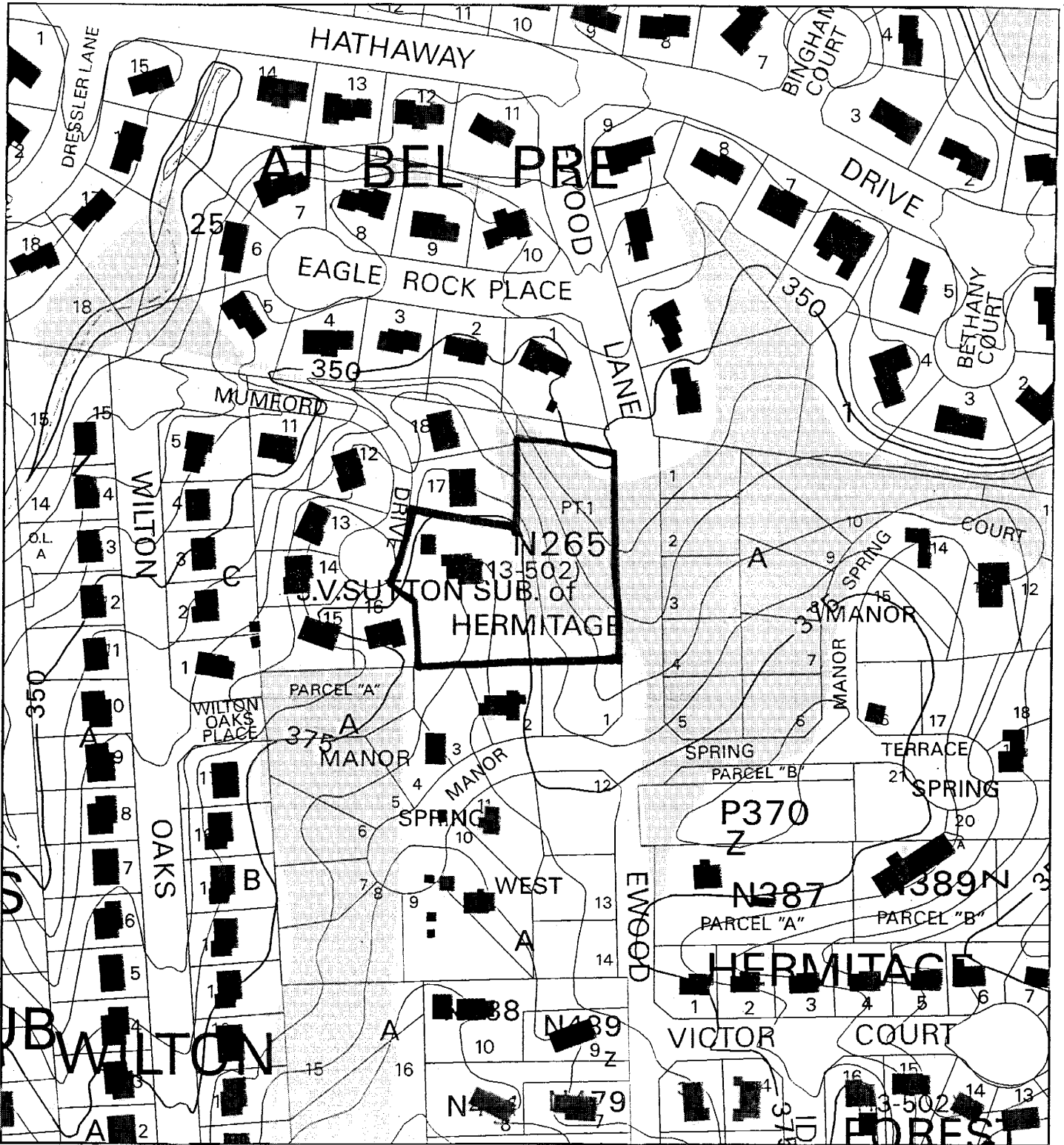
Attached are copies of plan drawings for Items #02, and #03. These subdivision items are scheduled for Planning Board consideration on May 13, 2004. The items are further identified as follows:

Agenda Item #02 Preliminary Plan 1-03105
Griffith Property

Agenda Item #03 Preliminary Plan 1-04065
Hermitage

Attachment

HERMITAGE (1-04065)



Map compiled on March 23, 2004 at 11:50 AM | Site located on base sheet no - 217NW02

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

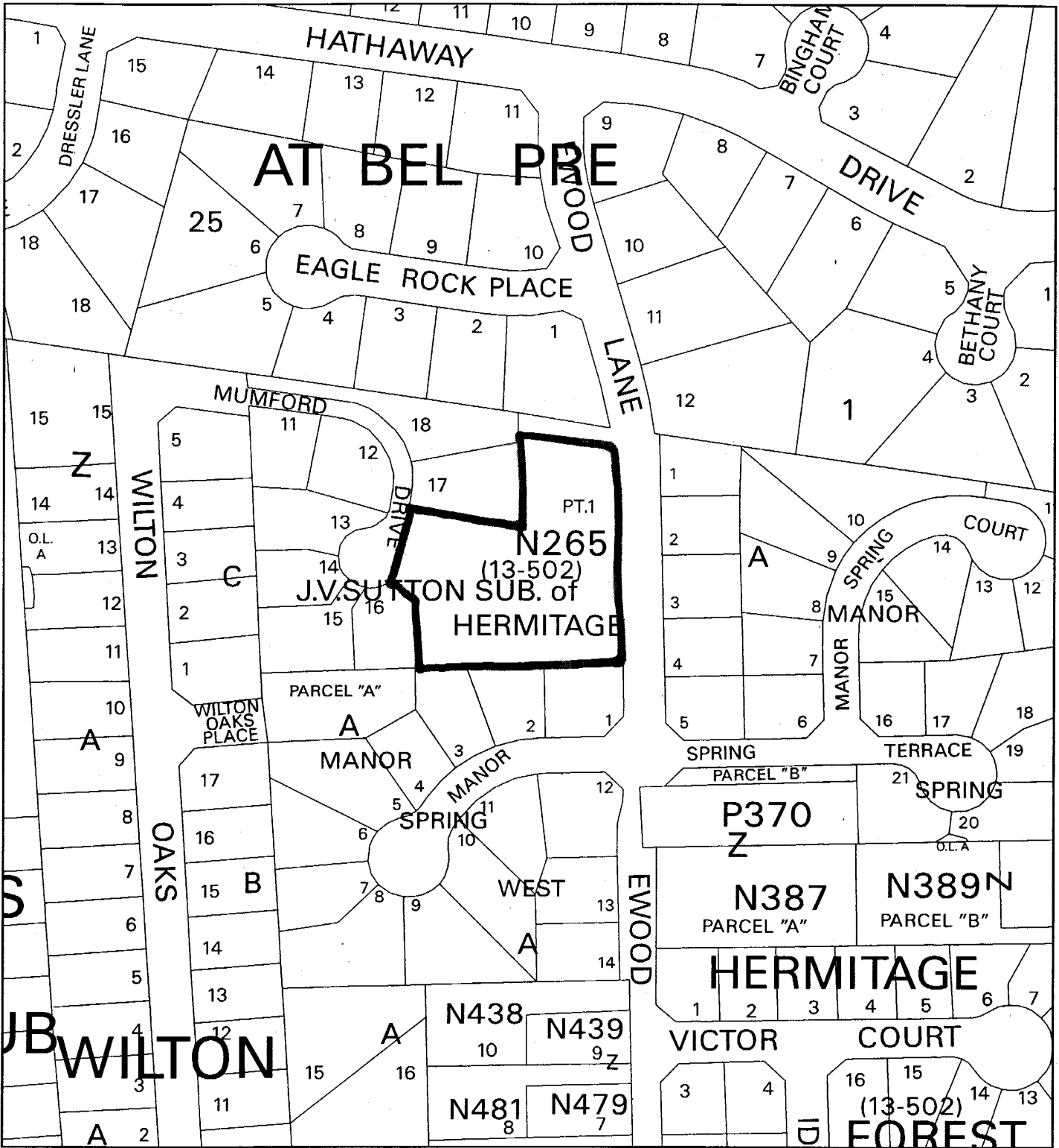


Research & Technology Center



1 inch = 200 feet
1 : 2400

HERMITAGE (1-04065)



Map compiled on March 23, 2004 at 11:52 AM | Site located on base sheet no - 217NW02

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.

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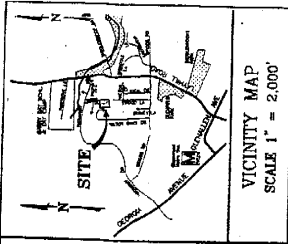
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area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

Key Map

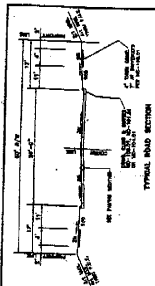
Research & Technology Center

0 200

1 inch = 200 feet
 1 : 2400



VICINITY MAP
SCALE 1" = 2,000'



TYPICAL BLOCK SECTION

GENERAL NOTES:
1. ALL LOTS SHOWN ARE SUBJECT TO THE EXISTING RECORDS OF THE COUNTY RECORDS DEPARTMENT.
2. THE PROPERTY IS ZONED R-80.
3. THE PROPERTY IS ZONED R-80.
4. THE PROPERTY IS ZONED R-80.
5. THE PROPERTY IS ZONED R-80.

APPROVED:	DATE:
DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
STANDARD No. MC-211.01	

NOTES

- Topography from field work by this office, with 2 foot contour interval.
- Boundary information from available deeds and plots of record.
- The property is zoned R-80.
- Min. Lot Size: 9,000 sq. ft. (30' Front (Min.), 25' Side (Total), 25' Rear)
- Water and sewer category W-1 and S-1, respectively.
- Proposed land use is three family detached residential units.
- Natural Resource Inventory Map/Forest Stand Delineation Plan Reference No. 2-2311A.
- This site is within the Kensington/Weston Master Plan Area, and the Glomont Sector Area Plan.
- This site is within the Glenmont Transportation Policy Area #84.
- The site drains to the North, to the State of Maryland has designated this portion of the watershed as Class "B".
- This plan is not for construction purposes.
- Property lines and areas are subject to adjustment at final plat completion.
- Building locations and grading are proposed representations. Final building location and grading to be determined at building permit phase.
- Water & Sewer: W.S.S.C. M&D Engineering, Inc. Natural Gas: Washington Gas

AREA TABULATION
Gross Tract Area (GTA) = 278,837 sq. ft. or 1.80 ac.
Buildable Area = 0.11 ac. or 0.00 ac.
Net Tract Area = 278,837 sq. ft. or 1.80 ac.

TAX MAP JR. 131

PREPARED FOR:
13220 Ewood Lane
Silver Spring, MD 20906
(301) 946-0728

PRELIMINARY PLAN OF SUBDIVISION

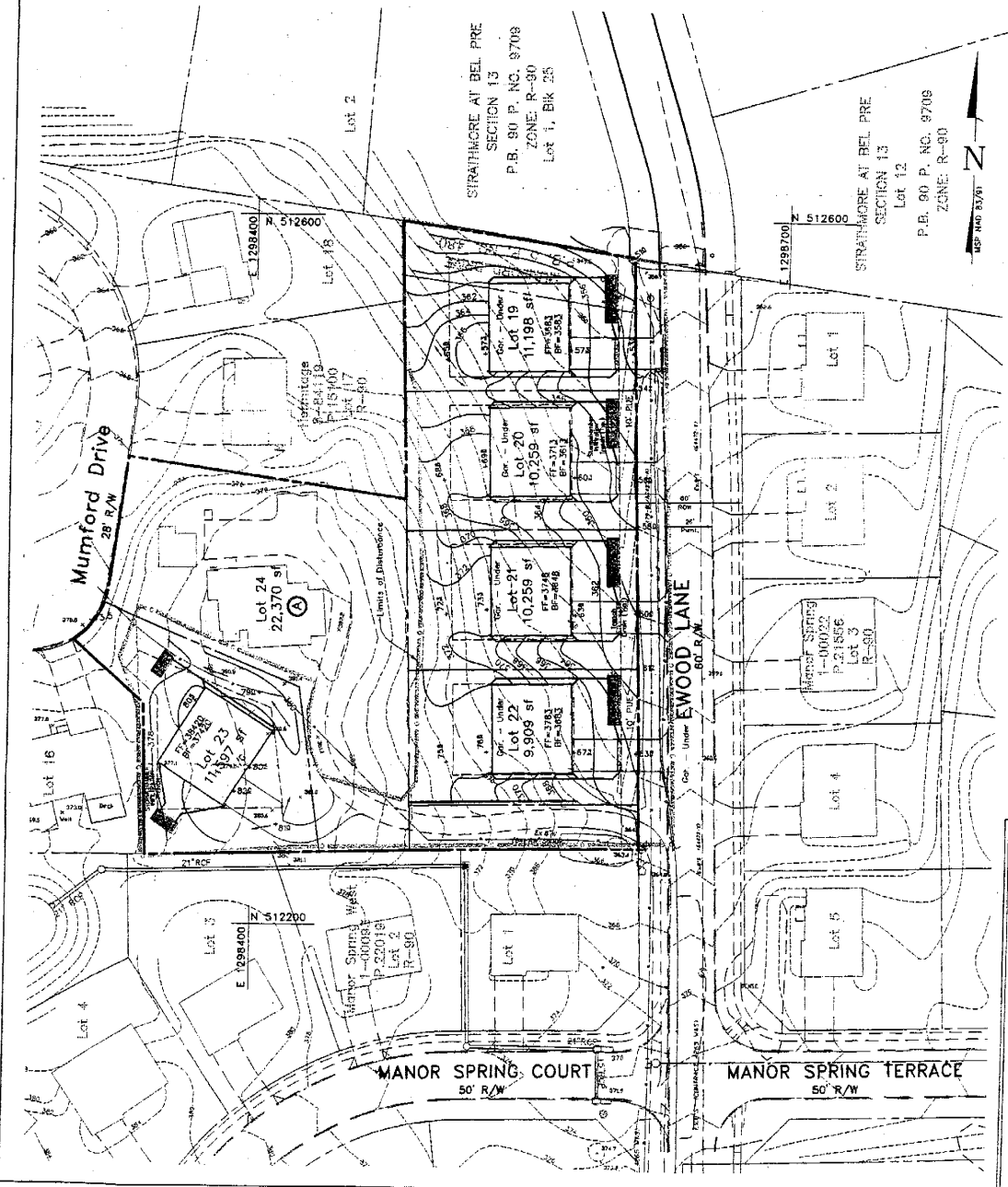
HERMITAGE
LOTS 19-24, Block A

13TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND



Messick, Harshbarger & Glascock, P.A.
Engineers, Architects & Surveyors
Landmarks Architecture & Surveyors
Phone: 301.604.0800
Fax: 301.604.0801
www.mhg.com

Project No.	13-131
Sheet No.	1 of 1
Date	12-01-04
Drawn By	JAC
Checked By	JAC
Designed By	JAC



GRAPHIC SCALE
1 inch = 20' N

SURVEYOR'S CERTIFICATE
I hereby certify that the boundary shown hereon is correct based on existing deeds and other records in force and effect upon completion of this survey. Geography from sources noted herein.
2/26/04
D. Douglas H. Rogers III
MONTGOMERY COUNTY SURVEYOR
P.O. Box 111
Maryland Reg. No. 10717