



MEMORANDUM

DATE: October 22, 2004
TO: Montgomery County Planning Board
FROM: Catherine Conlon
Development Review Division
(301) 495-4542
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for October 28, 2004.

Attached are copies of plan drawings for item #09, #10, #14, #15, #16 #17 and #18. These subdivision items are scheduled for Planning Board consideration on October 28, 2004. The items are further identified as follows:

Agenda Item #09 - Preliminary Plan 1-85245A
Avalon at Decoverly, Phase 2

Agenda Item #10 - Preliminary Plan 1-88264B
Avalon at Decoverly, Phase 2

Agenda Item #14 - Preliminary Plan 1-04031
North Westland Building

Agenda Item #15 - Preliminary Plan 1-05001
Fairland View

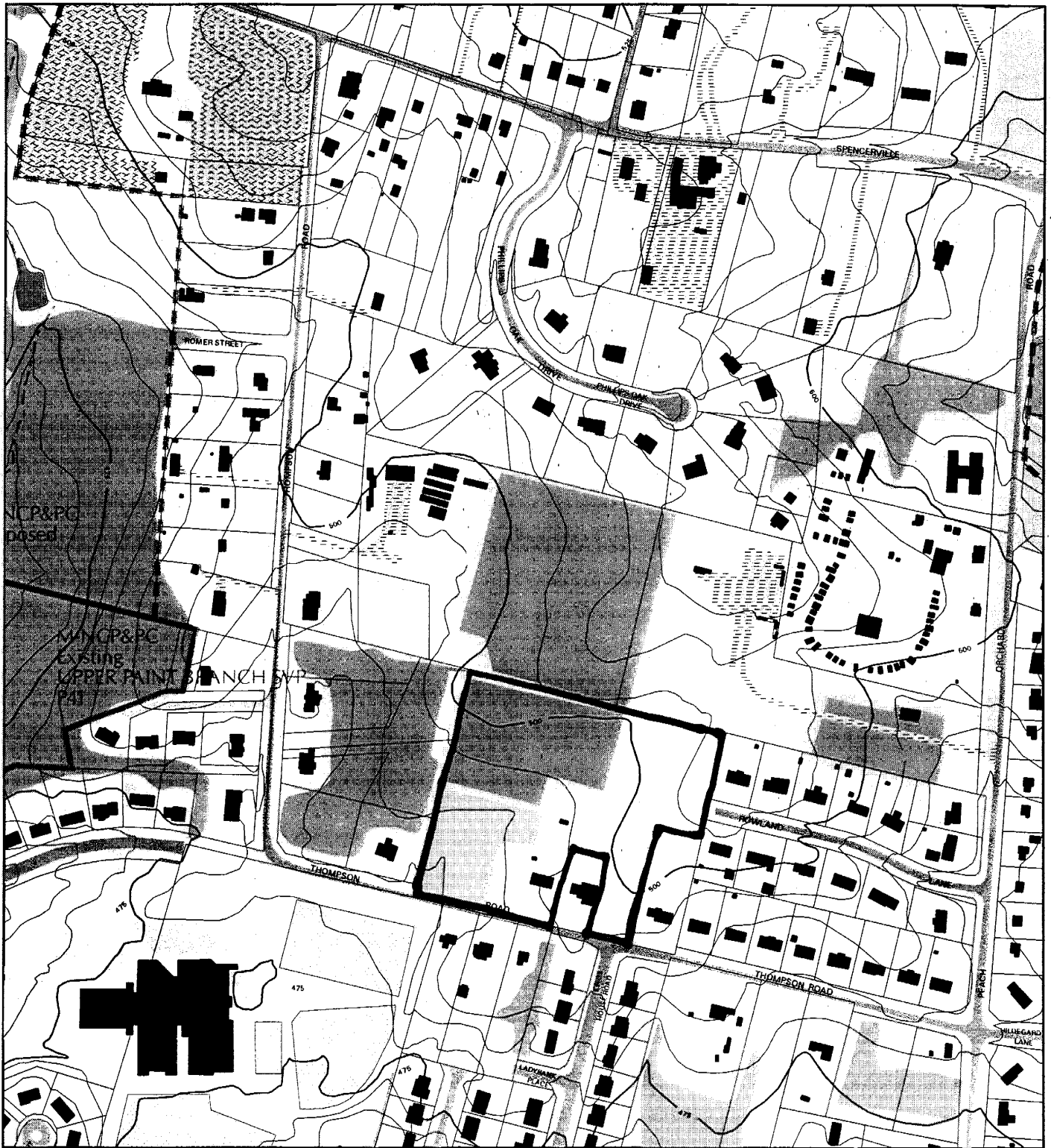
Agenda Item #16 - Preliminary Plan 1-04027
Briarcliff Meadows North

Agenda Item #17 - Preliminary Plan 1-04036
Briarcliff Meadows South

Agenda Item #18 - Preliminary Plan 1-00076E
The Independence of Privacy World

Attachment

BRIARCLIFF MEADOWS SOUTH (1-04036)



Map compiled on November 05, 2003 at 12:10 PM | Site located on base sheet no - 221NE02

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

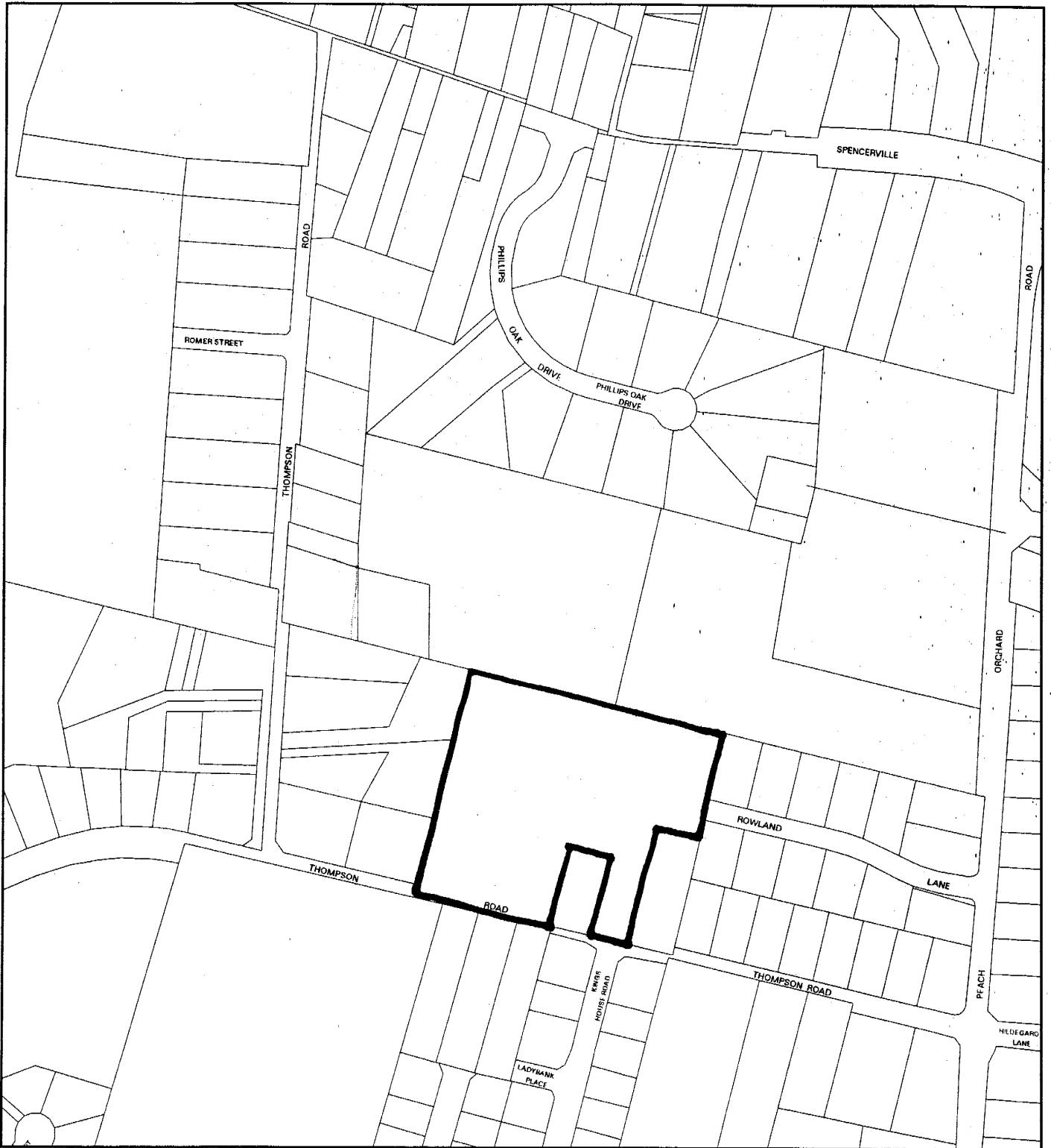


Research & Technology Center



1 : 4800

BRIARCLIFF MEADOWS SOUTH (1-04036)



Map compiled on November 05, 2003 at 12:13 PM | Site located on base sheet no - 221NE02

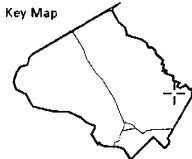
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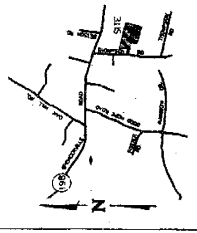
Key Map



Research & Technology Center

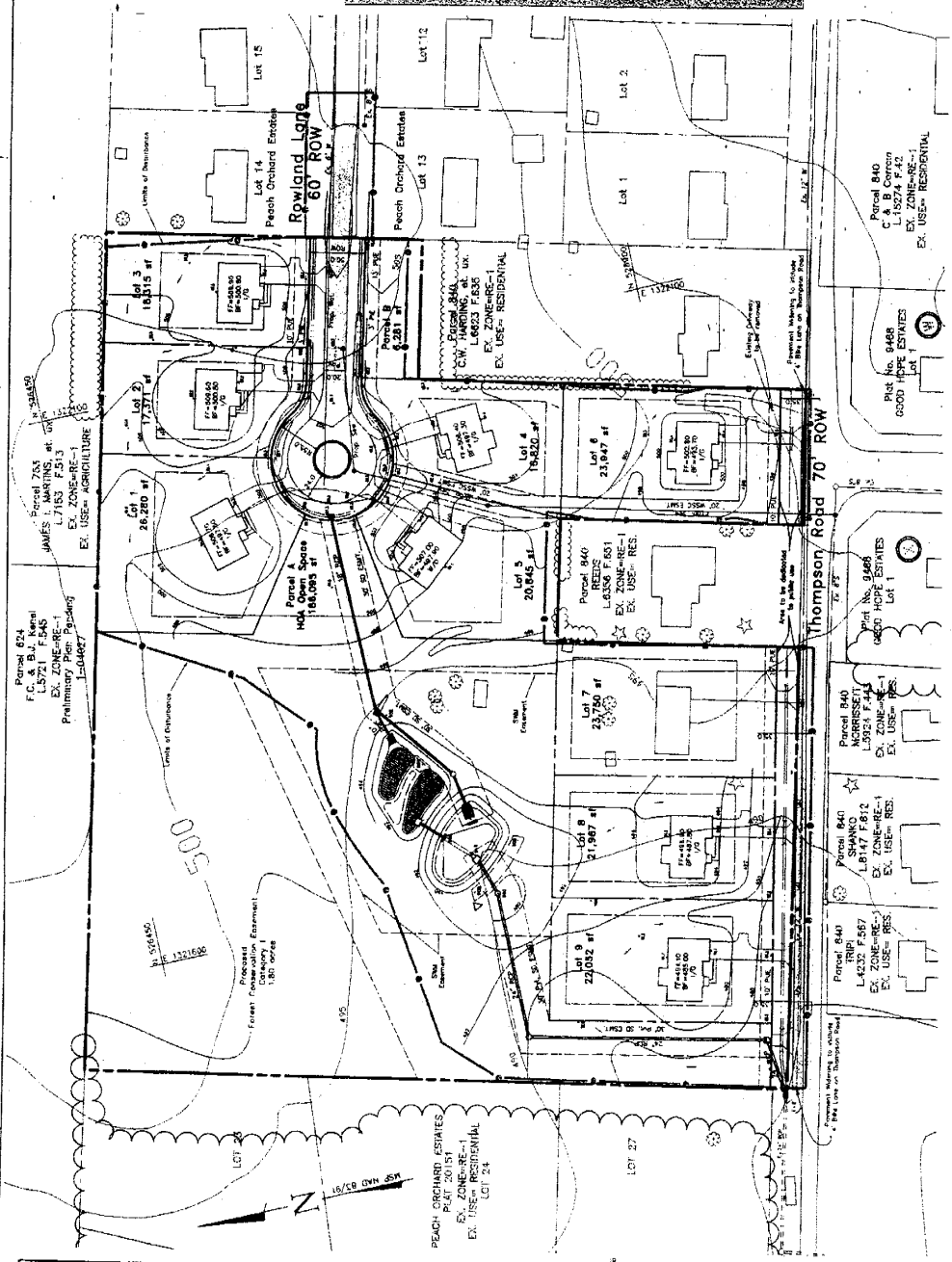


1 : 4800



VICINITY MAP
SCALE 1" = 2,000'

Parcel 840		Parcel 841		Parcel 842		Parcel 843		Parcel 844		Parcel 845		Parcel 846		Parcel 847		Parcel 848		Parcel 849		Parcel 850	
Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)	Lot No.	Area (sq ft)
Lot 1	11,000	Lot 1	11,000	Lot 1	11,000	Lot 1	11,000	Lot 1	11,000	Lot 1	11,000	Lot 1	11,000	Lot 1	11,000	Lot 1	11,000	Lot 1	11,000	Lot 1	11,000
Lot 2	11,000	Lot 2	11,000	Lot 2	11,000	Lot 2	11,000	Lot 2	11,000	Lot 2	11,000	Lot 2	11,000	Lot 2	11,000	Lot 2	11,000	Lot 2	11,000	Lot 2	11,000
Lot 3	11,000	Lot 3	11,000	Lot 3	11,000	Lot 3	11,000	Lot 3	11,000	Lot 3	11,000	Lot 3	11,000	Lot 3	11,000	Lot 3	11,000	Lot 3	11,000	Lot 3	11,000
Lot 4	11,000	Lot 4	11,000	Lot 4	11,000	Lot 4	11,000	Lot 4	11,000	Lot 4	11,000	Lot 4	11,000	Lot 4	11,000	Lot 4	11,000	Lot 4	11,000	Lot 4	11,000
Lot 5	11,000	Lot 5	11,000	Lot 5	11,000	Lot 5	11,000	Lot 5	11,000	Lot 5	11,000	Lot 5	11,000	Lot 5	11,000	Lot 5	11,000	Lot 5	11,000	Lot 5	11,000

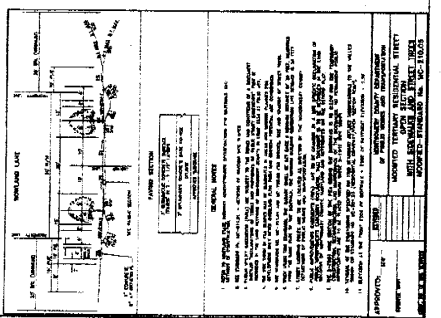
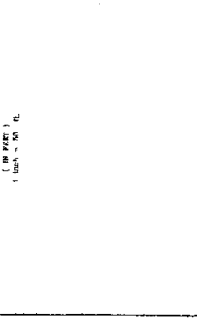
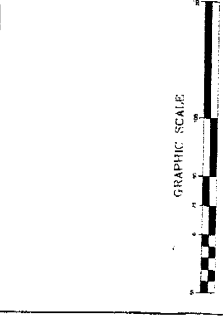
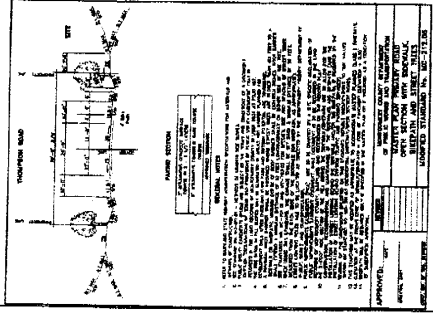


GENERAL NOTES

1. Topography obtained from ADCOM 300 north-south (right) approximate sheets
2. Boundary information obtained from recorded deeds and plans
3. The property is owned by Peach Orchard Estates, Inc. (see plan)
4. Water and sewer utilities are shown on the plan. Sewer capacity check report pending.
5. This site is within the City of Westminster Planning District.
6. A Municipal Reference Inventory (MRI) has been prepared for this site. A copy of the MRI is available for review at the Planning Department, City of Westminster, 1000 Millers Road, Suite 300, Westminster, MD 21156. The MRI is available on the City of Westminster Planning Department website.
7. There are no wetlands, streams, swamps, seeps, floodplain, or other water bodies on this site.
8. This plan proposes 9 lots.

Developmental Standards

Standard	Description	Minimum	Maximum
50-C-1.1	Setback from Front Property Line	5' 0" min.	10' 0" max.
50-C-1.2	Setback from Side Property Line	5' 0" min.	5' 0" max.
50-C-1.3	Setback from Rear Property Line	5' 0" min.	5' 0" max.
50-C-1.4	Minimum lot area	10,000 sq ft	15,000 sq ft
50-C-1.5	Minimum front yard	5' 0" min.	10' 0" max.
50-C-1.6	Minimum front yard	5' 0" min.	10' 0" max.
50-C-1.7	Minimum front yard	5' 0" min.	10' 0" max.
50-C-1.8	Minimum front yard	5' 0" min.	10' 0" max.
50-C-1.9	Minimum front yard	5' 0" min.	10' 0" max.
50-C-1.10	Minimum front yard	5' 0" min.	10' 0" max.



PROFESSIONAL SEAL AND SIGNATURE OF THE SURVEYOR.

TAX MAP NO. 122 & 342
WSSC 231 NE 2 & 5

PRELIMINARY PLAN OF SUBDIVISION Lots 1-9 and Parcels A & B BRIARCLIFF MEADOWS SOUTH P. 840, L. 3421 F. 309

5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG
Macris, Hendrick & Glascock, P.A.
Engineers & Planners
Landscape Architecture & Surveying
8020 Walden Road, Suite 200
Montgomery Village, Maryland
Phone: 779-1779
Fax: 301-346-0000
www.mhg.com

Project No. 002-2003
Sheet
1 of 1

Parcel 840
C & B Condon
L. 59274 F. 42
EX. ZONE-RE-1
EX. USE- RESIDENTIAL

Parcel 840
NO. 9468
GOOD HOPE ESTATES
LOT 1

Parcel 840
MCCRISSETT
L. 39253 F. 44
EX. ZONE-RE-1
EX. USE- RES.

Parcel 840
SPANNO
L. 6747 F. 812
EX. ZONE-RE-1
EX. USE- RES.

Parcel 840
WIMP
L. 6075 F. 687
EX. ZONE-RE-1
EX. USE- RES.

Parcel 840
RIS
L. 6336 F. 051
EX. ZONE-RE-1
EX. USE- RES.

Parcel 840
REEDS
L. 6336 F. 051
EX. ZONE-RE-1
EX. USE- RES.

Parcel 840
RIS
L. 6336 F. 051
EX. ZONE-RE-1
EX. USE- RES.