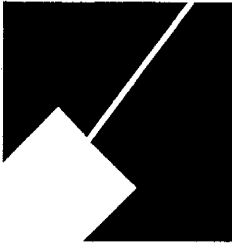


Item #7

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

M E M O R A N D U M

DATE: November 12, 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 November 18, 2004.

Attached are copies of plan drawings for item #05, #06, #05, #07, #08 and #13. These subdivision items are scheduled for Planning Board consideration on November 18, 2004. The items are further identified as follows:

Agenda Item #05 - Preliminary Plan 1-99039E
Friendship Commons

Agenda Item #06 - Preliminary Plan 1-00076E
The Independence of Privacy World

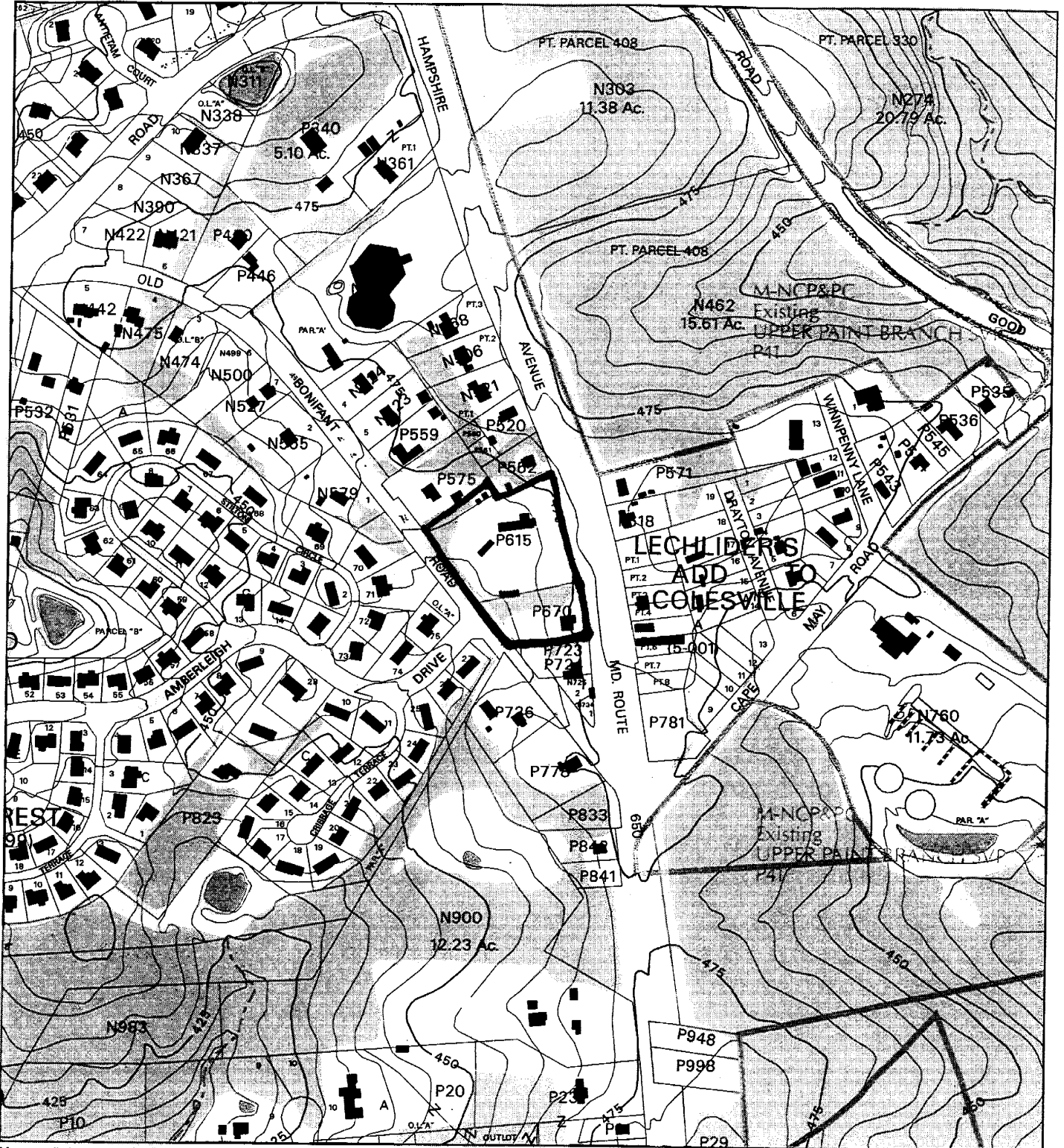
Agenda Item #07 - Preliminary Plan 1-05015
Nottingham

Agenda Item #08 - Preliminary Plan 1-04088
Boyds Highlands

Agenda Item #13 - Preliminary Plan 1-05020
Fairland Golf Community

Attachment

LOTS 1-6. BLK. A, NOTTINGHAM (1-05015)



Map compiled on August 23, 2004 at 1:17 PM | Site located on base sheet no - 219NE01

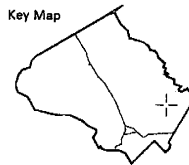
NOTICE

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

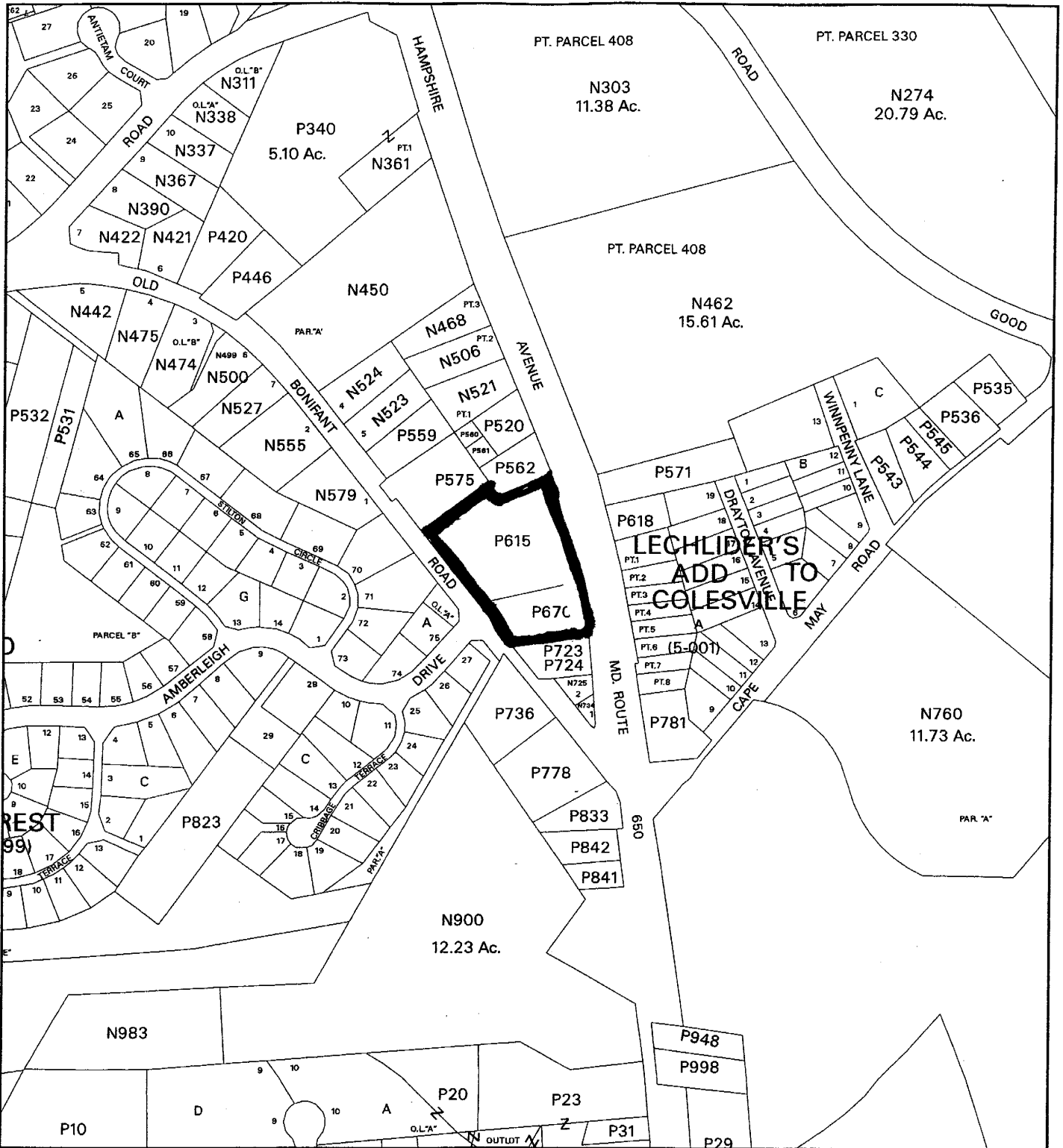


Research & Technology Center



1 inch = 400 feet
1 : 4800

LOTS 1-6. BLK. A, NOTTINGHAM (1-05015)



Map compiled on August 23, 2004 at 1:27 PM | Site located on base sheet no - 219NE01

NOTICE

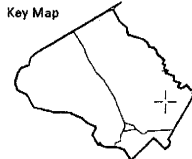
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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

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



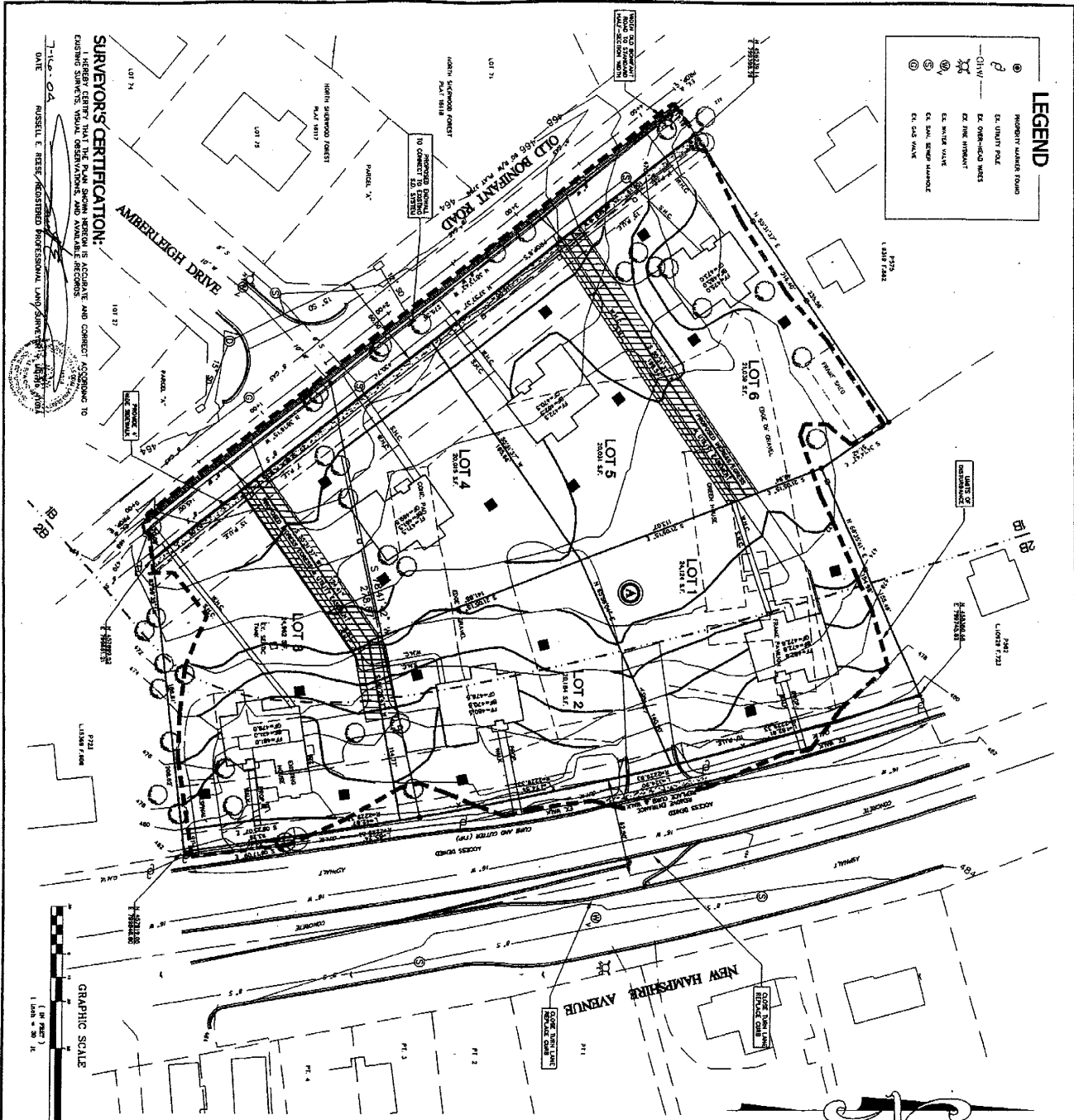
Research & Technology Center



1 inch = 400 feet
 1 : 4800

LEGEND

- ⊙ PROPERTY WATER FOUND
- ⊙ EX. UTILIN POLE
- ⊙ EX. OVERHEAD WIRE
- ⊙ EX. FIRE HYDRANT
- ⊙ EX. METER VAULT
- ⊙ EX. SANITARY MANHOLE
- ⊙ EX. GAS VAULT



SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS ACCURATE AND CORRECT ACCORDING TO
 EXISTING SURVEYS, VISUAL OBSERVATIONS, AND AVAILABLE RECORDS.

DATE: 1-15-04
 RUSSELL E. REIF, REGISTERED PROFESSIONAL LAND SURVEYOR, #1712

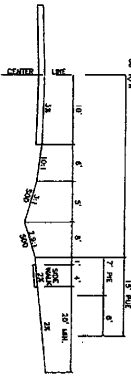


GRAPHIC SCALE
 1" = 30' ±

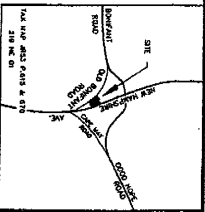
- ### NOTES:
1. PROPERTY COULD BE OF THE UN-PLATTED GROUP, RECORDED IN LATER 2000 AT FOLIO 50 & LATER LOTS FOUND IN LOT PARCELS #12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 2. PROPOSED REVISIONS SHOWN BASED ON A FIELD RUN SURVEY BY MADDOX ENGINEERS & SURVEYORS, INC. DATED SEPTEMBER, 2003.
 3. SEE SINGLE FAMILY LOTS ARE PROPOSED.
 4. PROPERTY # 23 AND R-200 (23,000 SQ. FT. MINIMUM LOT AREA).
 5. TOTAL TRACT AREA = 2.78 AC.
 6. REQUIRED ZONING STANDARDS:
 a. MINIMUM FRONT SETBACK - 15' MIN./25' TOTAL
 b. SIDE YARD SETBACK - 12' MIN./25' TOTAL
 c. REAR YARD SETBACK - 10' MIN./25' TOTAL
 d. MINIMUM LOT WIDTH - 35' AT STREET
 7. WATER AND SEWER SERVICE IS TO BE PROVIDED BY THE W.S.S.C.
 8. THIS PROPERTY WILL BE SERVED BY PERSON, VERIZON TELECOMMUNICATIONS, WASHINGTON GAS & ELECTRIC COMPANY.
 9. THE PROPERTY WILL BE SERVED BY PERSON, VERIZON TELECOMMUNICATIONS, WASHINGTON GAS & ELECTRIC COMPANY.
 10. ALL UTILITIES SHALL BE LOCATED AT THE NORTHWEST CORNER OF THE BLOCKS.
 11. STORMWATER MANAGEMENT CONCEPT PLAN NO. 21280 WAS APPROVED JAN 7 & 2004.
 12. RECORD PLAT SHALL SHOW "ACCESS DRIVED" ALONG ROUTE 830.

MD STATE PLANE PER 8HA P.52916

OLD BONIFANT ROAD



VICINITY MAP



DATE	REVISION

LOTS 1 - 6, BLOCK A NOTTINGHAM
 ELECTION DISTRICT NO. 5
 MONTGOMERY COUNTY, MARYLAND

PRELIMINARY SUBDIVISION PLAN

MADDOX
 INCORPORATED
 ENGINEERS • SURVEYORS
 100 PARK AVENUE
 ROCKVILLE, MARYLAND 20850-2899
 (301) 982-9000

SCALE	1" = 30'
DRAWN	NS
DATE	APR. 2004
SHEET	1 OF 1
FILE NO.	041204