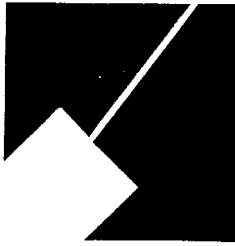


M-NCPPC



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: February 18, 2005  
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 February 24, 2005.

-----

Attached are copies of plan drawings for item #11, #12, #13, #14, and #15. These subdivision items are scheduled for Planning Board consideration on February 24, 2005. The items are further identified as follows:

Agenda Item #11 - Preliminary Plan 1-01067E  
East Hampshire Center

Agenda Item #12 - Preliminary Plan 7-05013  
Muncaster Manor (Resubdivision)

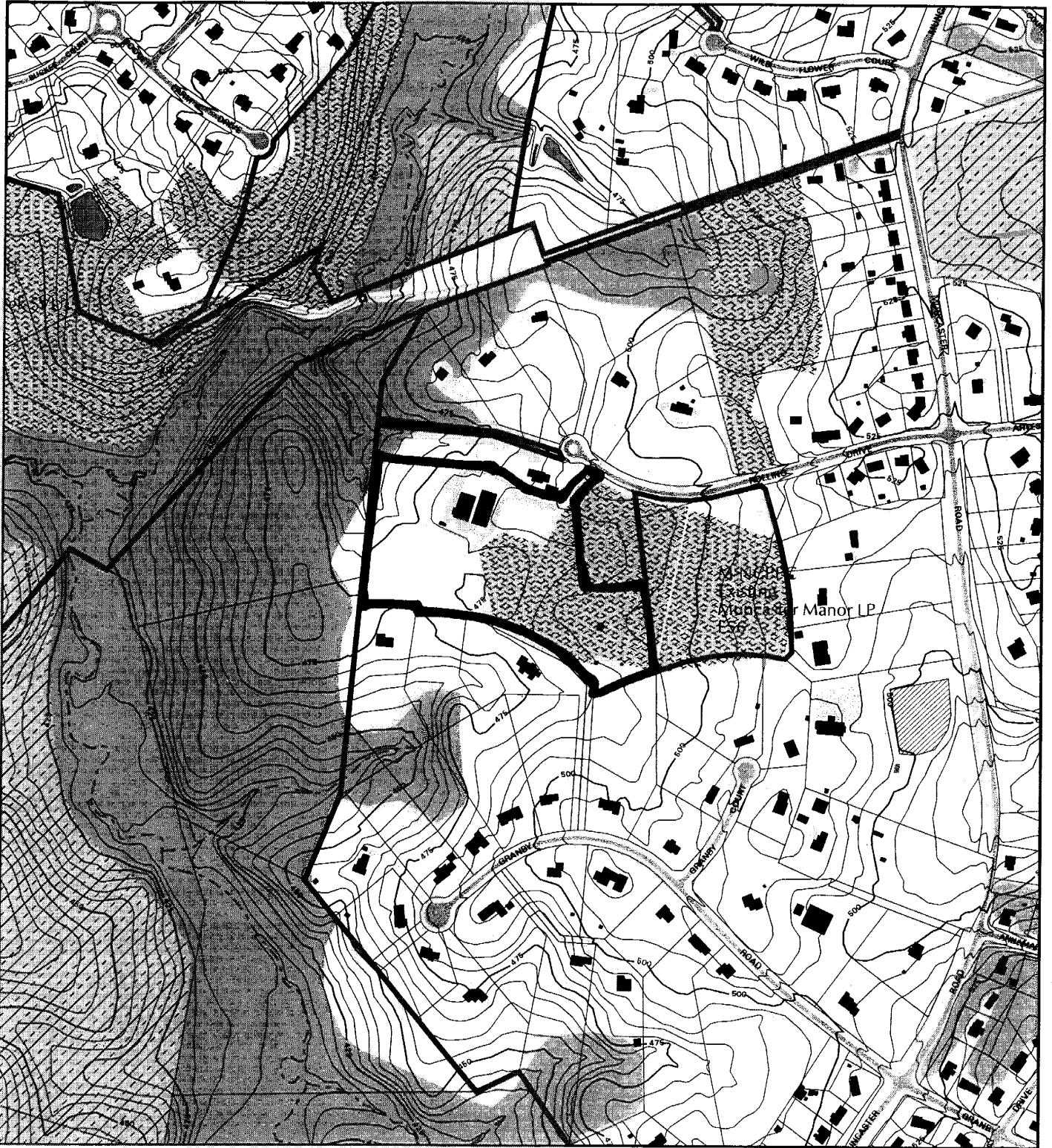
Agenda Item #13 - Preliminary Plan 1-05048  
Glen Estates

Agenda Item #14 - Preliminary Plan 1-04097A  
Alpine Forest

Agenda Item #15 - Preliminary Plan 1-05049  
Mount Zion

Attachment

# MUNCASTER MANOR (7-05013)



Map compiled on January 07, 2005 at 2:12 PM | Site located on base sheet no - 226NW06

## NOTICE

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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.

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Key Map



N

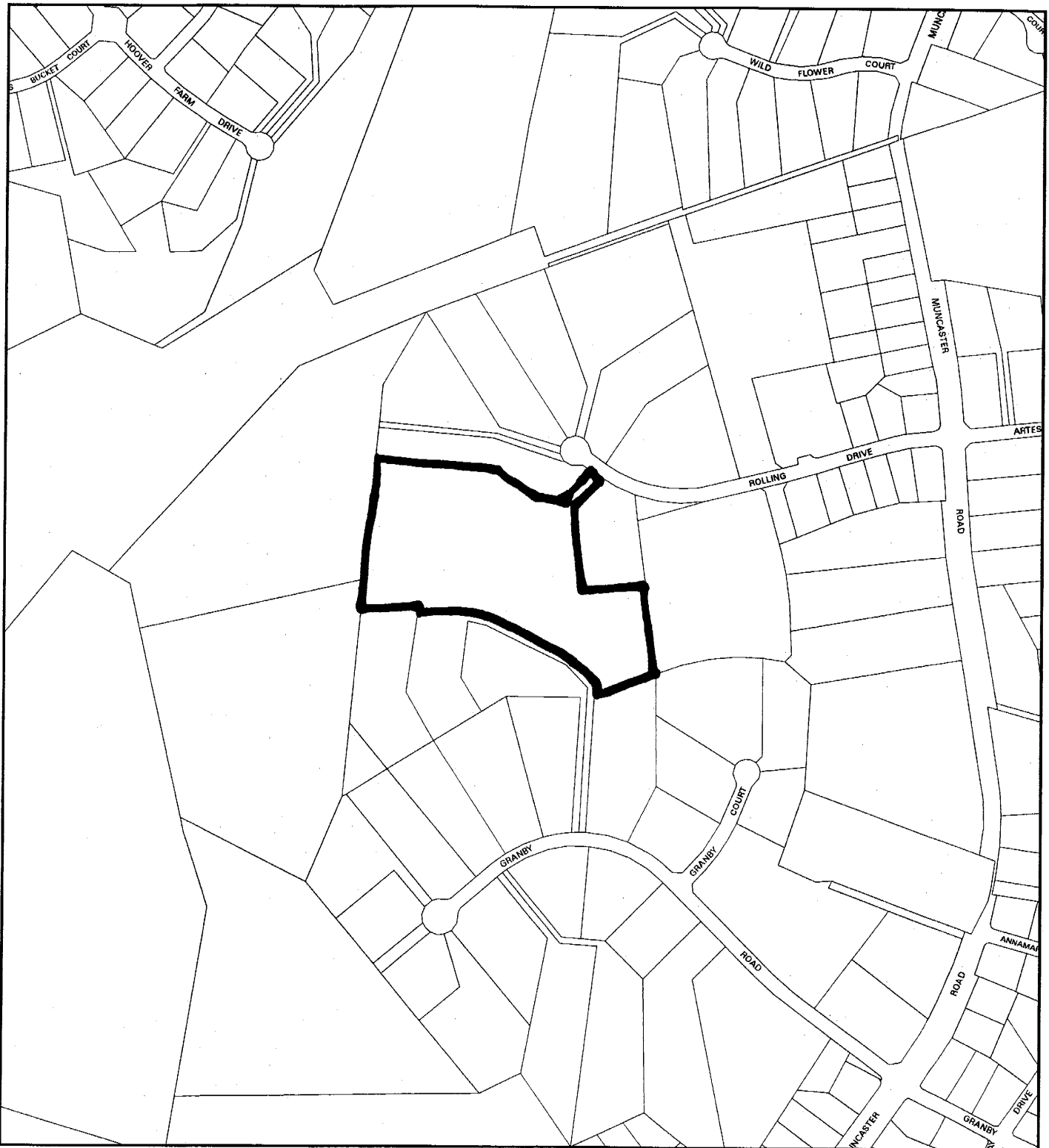


Research & Technology Center



1 inch = 600 feet  
1:7200

# MUNCASTER MANOR (7-05013)



Map compiled on January 07, 2005 at 2:14 PM | Site located on base sheet no - 226NW06

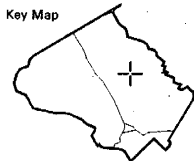
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Key Map

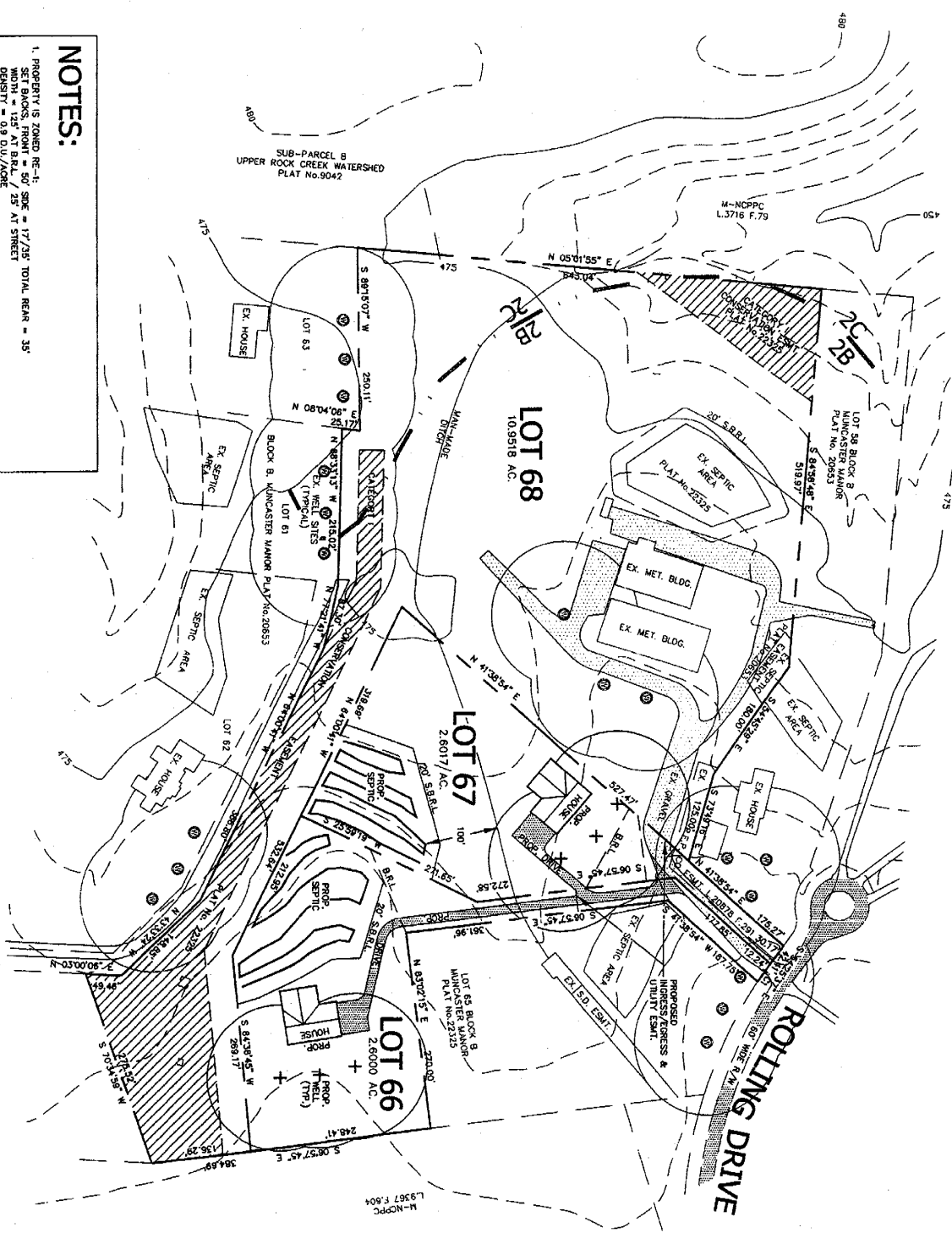


N

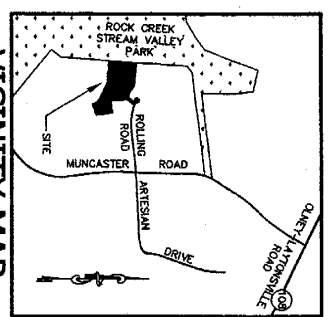


1 inch = 600 feet  
1 : 7200

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
1	17.95	630.00	8.98	S 55°14'30" E 17.95	01°37'36"



- NOTES:**
- PROPERTY IS ZONED RE-1. SETBACKS FRONT = 50', SIDE = 17/25', TOTAL REAR = 35'. WIDTH = 143' AT R.R.L. / 25' AT STREET. DENSITY = 0.9 D.U./ACRE. SITE = 16.15 AC. OR 14 UNITS (MAX).
  - PROPERTY IS LOCATED IN THE UPPER-ROCK CREEK BASIN.
  - EXISTING S.W.S. 2B - GLENDA S.W.T. LOAM, 3.4% SLOPES. 2C - GLENDA S.W.T. LOAM, 0-15% SLOPES (SOON AFTER HYDROLOGIC SOIL GROUP B).
  - WE ARE REQUESTING A WAIVER OF ROAD FRONTAGE FOR LOT 68. THE APPLICANTS INTEND TO UTILIZE THE EXISTING ENTRANCE, AND PORTION OF EXISTING DRIVE, TO SERVICE ALL THREE PROPOSED SITES.
  - TOPOGRAPHY SHOWN HEREON IS FROM M-NCPPC GIS DATA BASE (SHEET 228MM09).



**APPLICANT:**  
 MR. RICHARD A. HILLS  
 5609 ROLLING DRIVE  
 DERWOOD, MD 20855



LOTS 66, 67 & 68  
 BLOCK B

**VICINITY MAP**  
 1" = 2,000'  
 TAX MAP GJ561  
 WSSC 226 NW 06

(A RESUBDIVISION OF LOT 64)  
**MUNCASTER MANOR**  
 FIRST ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

**PRE-APPLICATION PLAN**

**MADDOX**  
 INCORPORATED  
 ENGINEERS • SURVEYORS  
 100 PARK AVENUE  
 ROCKVILLE, MARYLAND 20850-2699  
 (301) 762-9001

SCALE	DATE	REVISION
1" = 100'		
DATE		
BY		
12/14/04		
SHEET		
1 OF 1		