

# ASHTON MANOR LOTS 14-16 (1-05058)



Map compiled on January 07, 2005 at 1:59 PM | Site located on base sheet no - 224NE01

**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.

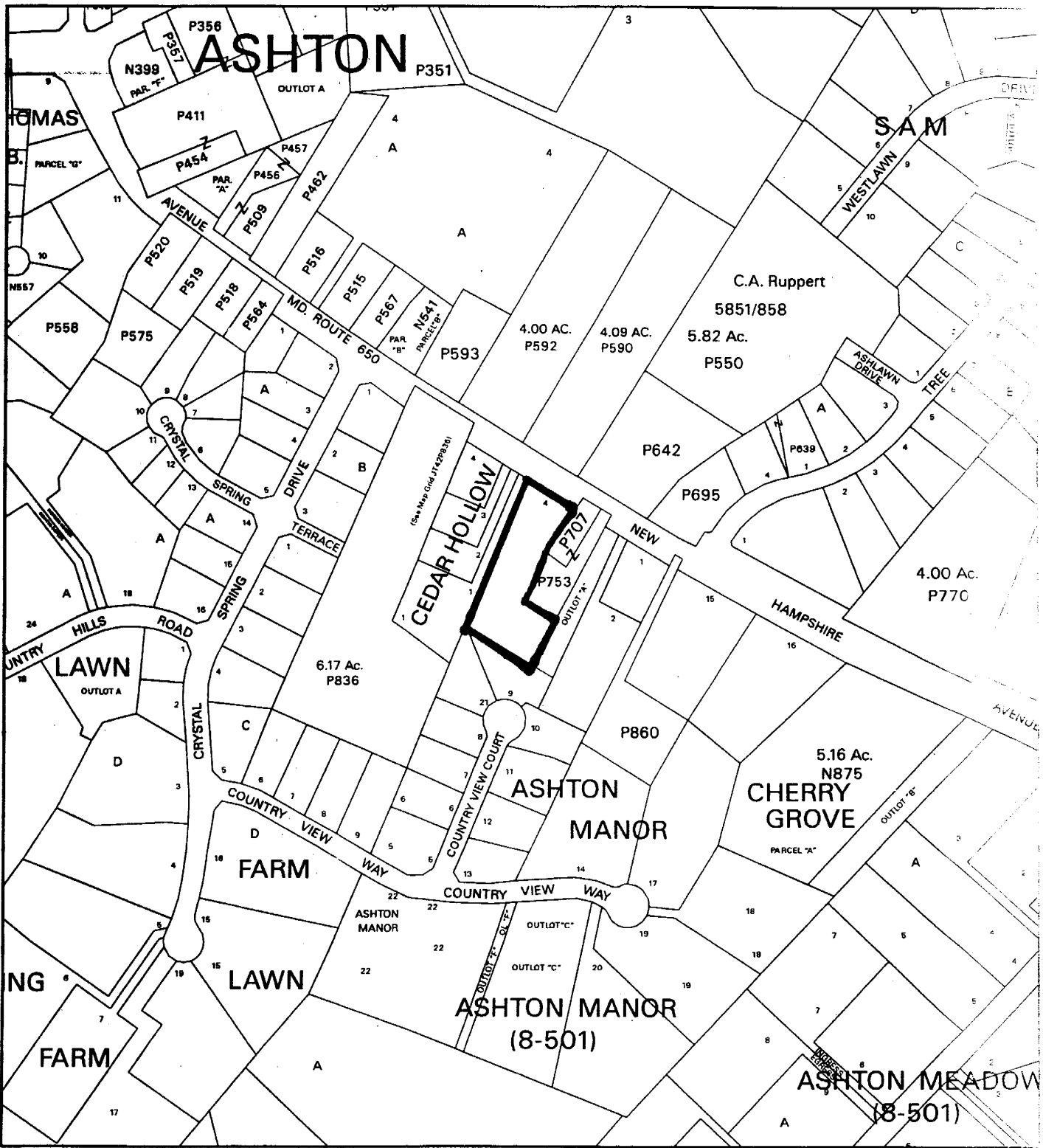
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



# ASHTON MANOR LOTS 14-16 (1-05058)



Map compiled on January 07, 2005 at 2:01 PM | Site located on base sheet no - 224NE01

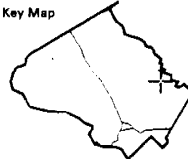
## NOTICE

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

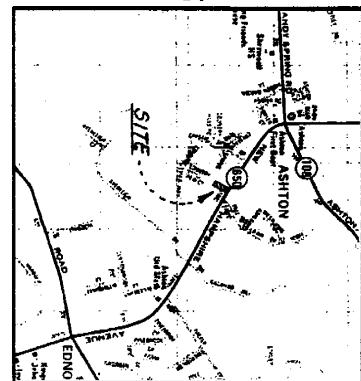
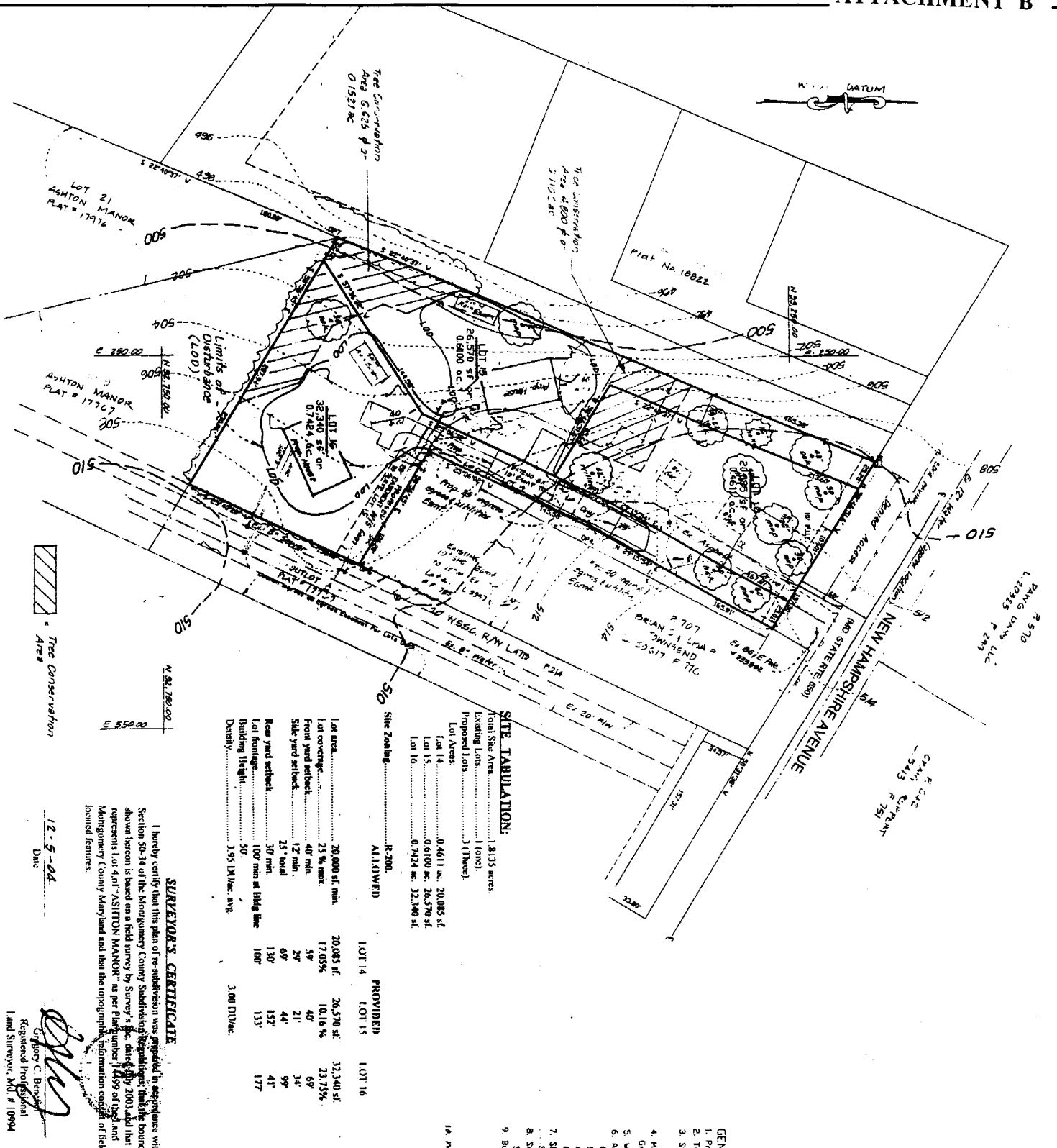


Research & Technology Center 400



1 inch = 400 feet

1 : 4800



Copyright AEC "The Map People" permission use # 200402104

- GENERAL NOTES:**
1. Property Zoned R-200
  2. Total Area of Site = 78,995 sq. ft. or 1.8135 ac.
  3. Site Located on Tax Map J1452 Subdivision 501.
  4. Montgomery's County ABC Locator, Page 22.
  5. V.S.S.C. 200' SHEET = 22ANE-01
  6. Applicant/Owner: Gilbert Joseph, 17710 New Hampshire Avenue, Ashton, Md 20861-9780.
  7. Site known Lot 4 ASHTON MANOR Subdivision, Plat 14499.
  8. Sole Map Page #14.
  9. Soa Types 28-Ground Site Loan, 3 to 8 % slopes

Side = Min. 12', Total 25'.  
 Rear = Min. 3000'  
 100' @ 0.0.

*1/4 water - to be public. Sewer - to be public.*

**SURVEYOR'S CERTIFICATE**

I hereby certify that this plan of re-subdivision was prepared in accordance with Section 50-34 of the Montgomery County Subdividing Regulations, that the boundary shown hereon is based on a field survey by Surveyor's Inc. dated July 2, 2003, and that it represents Lot 4 of "ASHTON MANOR" as per Plat Number 14499 of that and Montgomery County Maryland and that the topographic information consists of field located features.

12-5-04  
 Date

*[Signature]*  
 Gregory C. Brandy  
 Registered Professional  
 Land Surveyor, No. # 10994

**PRELIMINARY PLAN**  
 LOTS 14, 15 & 16  
**ASHTON MANOR**  
 8TH ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=50'  
 OCT., 2003.

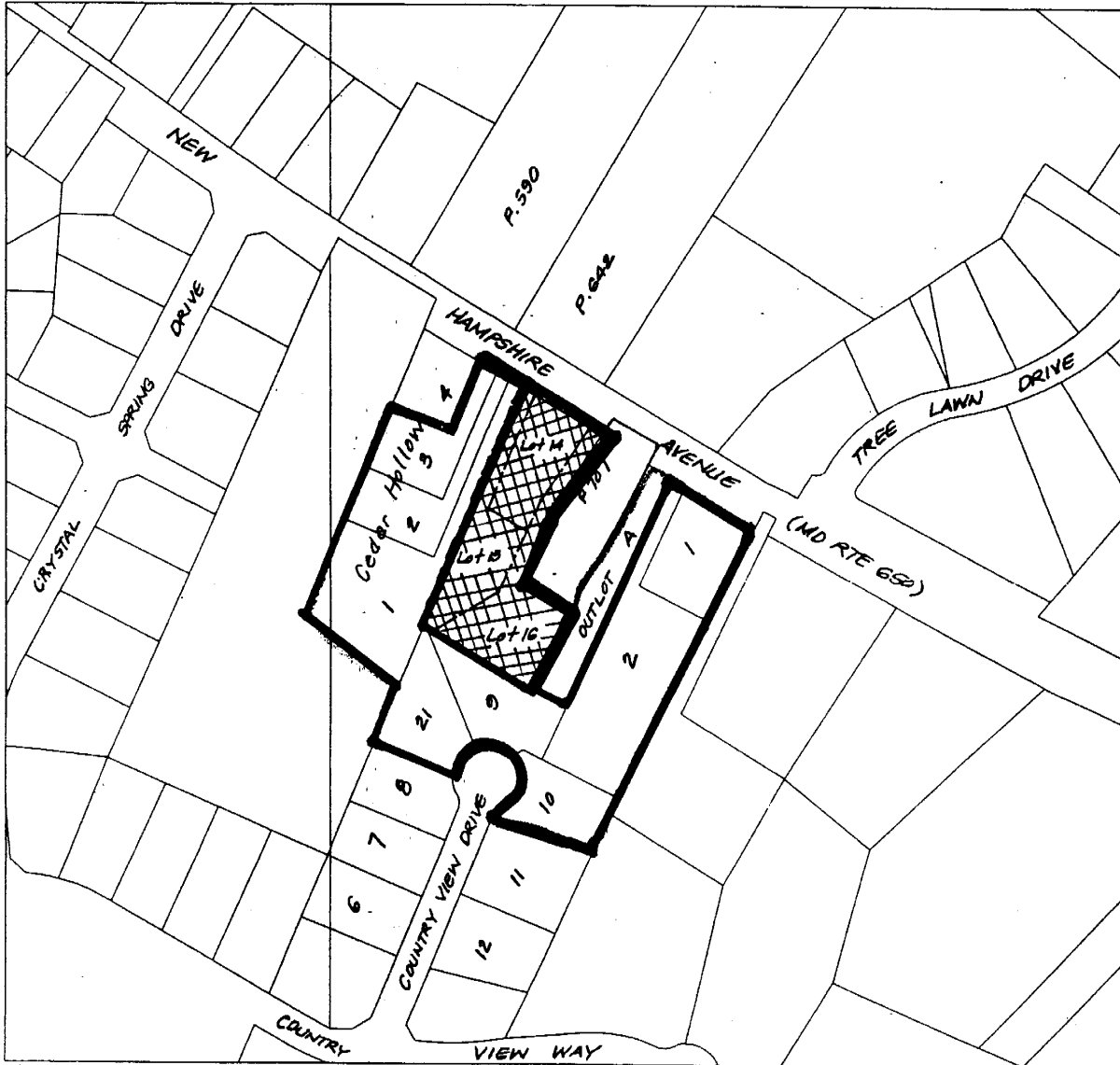
**SURVEYS, INC.**  
 SURVEYING • ENGINEERING • LAND PLANNERS  
 PROFESSIONAL SERVICES  
 240 MAIN STREET  
 LAND, MARYLAND 20701  
 PHONE 301-774-0941 FAX 301-774-0943

DATE	BY	REVISIONS
DEC. 2004	MB	FIELD BOOK
		FIELD BOOK
		FIELD BOOK

SCALE: 1" = 50'  
 JOB NUMBER: 02-46  
 SHEET NUMBER: 1 OF 1  
 FILE NUMBER: M-489

## ASHTON MANOR NEIGHBORHOOD MAP

property



SCALE 1:



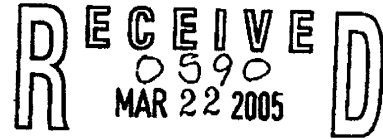
## Ashton Manor Lots 14, 15 &amp; 16

LOT	SUBDIVISION	FRONTAGE	ALIGNMENT	SIZE	SHAPE	WIDTH	AREA
1	Cedar Hollow	25	Pipestem	48,875	Pipestem	172	26,000
2	Cedar Hollow	25	Pipestem	25,690	Pipestem	100	8,600
3	Cedar Hollow	25	Pipestem	20,000	Pipestem	109	9,400
9	Ashton Manor	73	Radial	24,891	Irregular	100	9,800
10	Ashton Manor	134	Radial	20,206	Irregular	104	9,600
21	Ashton Manor	53	Radial	21,754	Irregular	75	9,200
2	Ashton Manor	25	Pipestem	57,904	Pipestem	154	39,000
1	Ashton Manor	127	Perpendicular	25,588	Rectangular	127	14,000
<b>PROPOSED LOTS</b>							
14	Ashton Manor	107	Perpendicular	20,085	Rectangular	100	9,375
15	Ashton Manor	25	Perpendicular	26,570	Pipestem	100	12,500
16	Ashton Manor	25	Perpendicular	32,320	Pipestem	100	12,125
Please note that the lot size of the original Lot 4 is 1.81 acres.							

## ATTACHMENT E

March 22, 2005

Mr. Derick P. Berlage, Chairman  
Montgomery County Planning Board  
8787 Georgia Avenue  
Silver Spring, MD 20910



OFFICE OF THE CHAIRMAN  
THE MARYLAND NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Dear Mr. Berlage:

I am against the Ashton Manor (Resubdivision), Subdivision File Number 1-05058 to build 3 single family detached dwellings in Ashton, MD. My property located at 110 Country View Ct directly borders the proposed resubdivision.

The area has already been subdivided once. We bought our home with the understanding that we would have privacy in our surrounding yard. Adding 3 new homes would not only encroach on our privacy, but would add to an already congested neighborhood. We also bought our home, in part, because of the beauty of the landscape—an open field. To see the property next to our back yard densely populated with new homes is not a welcome sight.

These additional homes will affect the quality of life for my family as well as all the surrounding neighbors. The single lane driveway used to access the properties in question was not meant for that much traffic.

I ask each one of the Board members to ask themselves how they would like to have 3 new homes built next to their backyard before they vote.

Sincerely,

  
Mary Van Denk