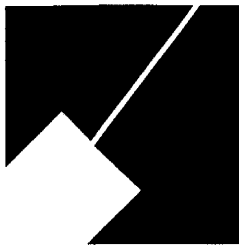


Item #9

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: April 22, 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 April 22, 2005.

Attached are copies of plan drawings for item #09, #10, #11, and #12. These subdivision items are scheduled for Planning Board consideration on April 22, 2005. The items are further identified as follows:

Agenda Item #09 - Preliminary Plan 1-04086
Snowden Manor

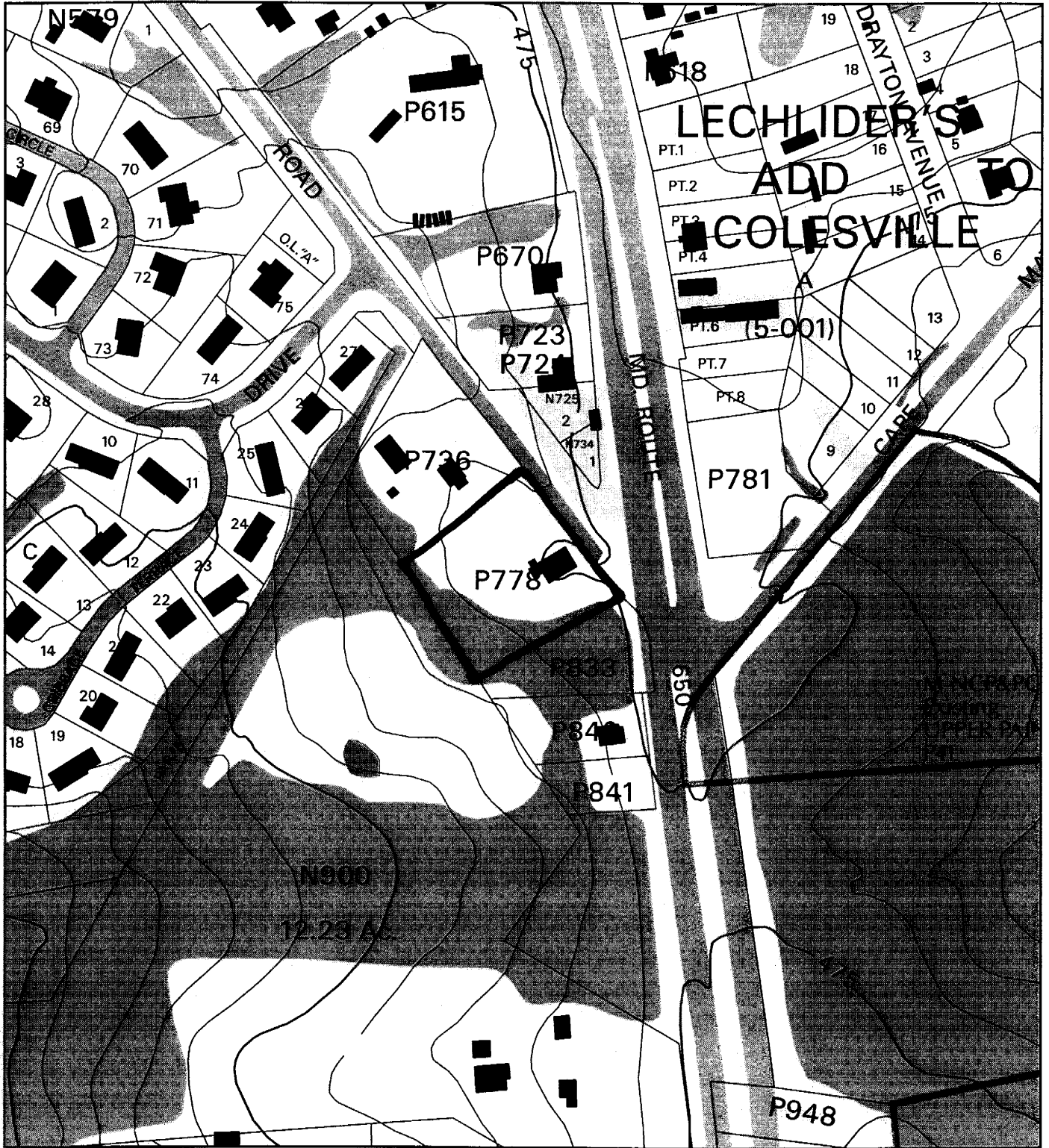
Agenda Item #10 - Preliminary Plan 1-90156A
Robey Road Property

Agenda Item #11 - Preliminary Plan 1-04089
Glover Property

Agenda Item #12 - Preliminary Plan 1-05059
Travilah Place

Attachment

SNOWDEN MANOR/4 OLD BONIFANT ROAD (1-04086)



Map compiled on May 18, 2004 at 11:17 AM | Site located on base sheet no - 219NE01

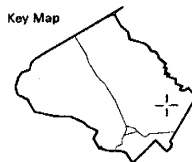
NOTICE

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

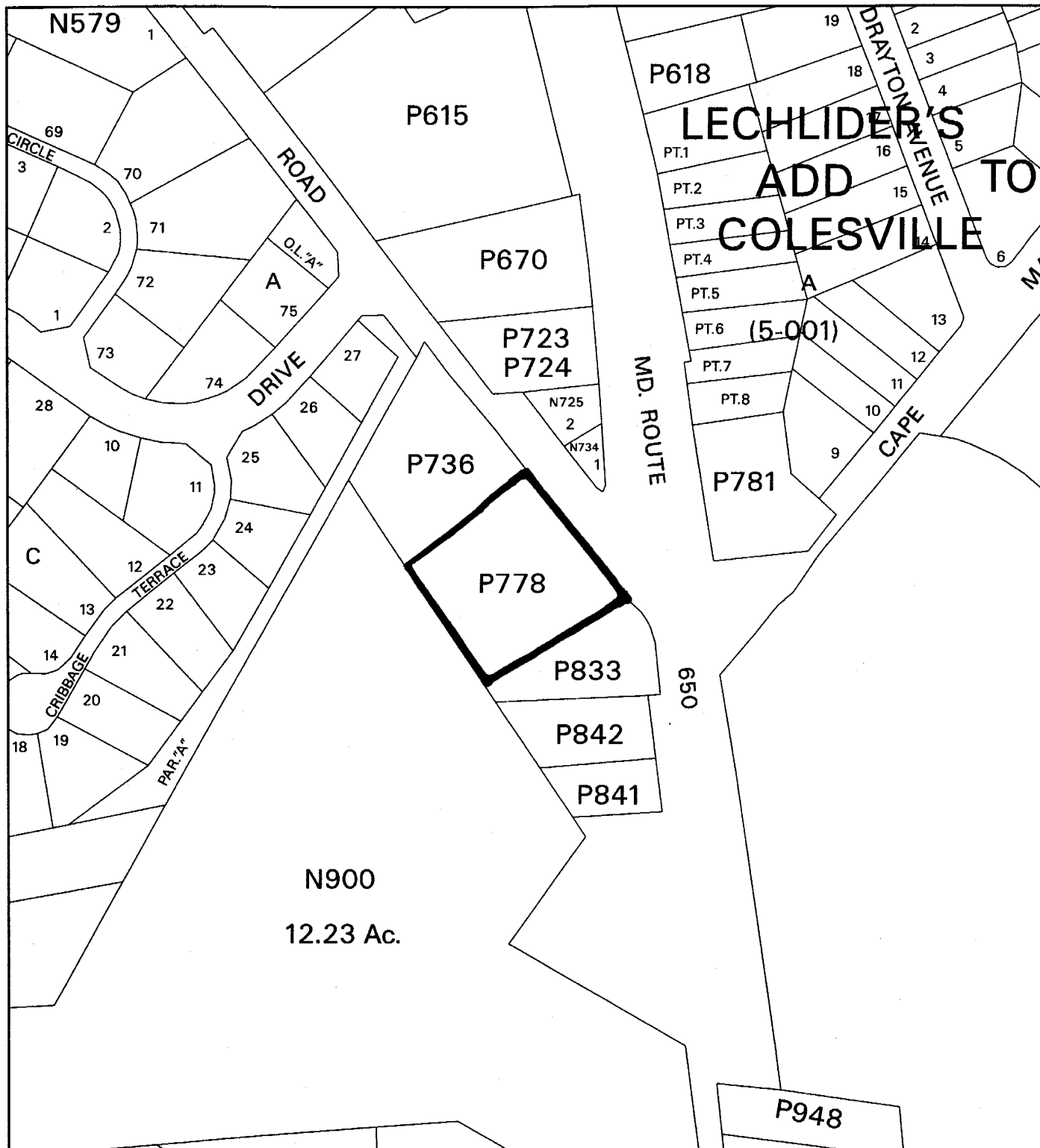
Key Map



0 200

1 inch = 200 feet
1 : 2400

SNOWDEN MANOR/4 OLD BONIFANT ROAD (1-04086)



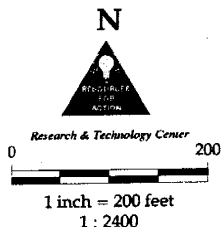
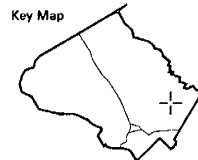
Map compiled on May 18, 2004 at 11:19 AM | Site located on base sheet no - 219NE01

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.

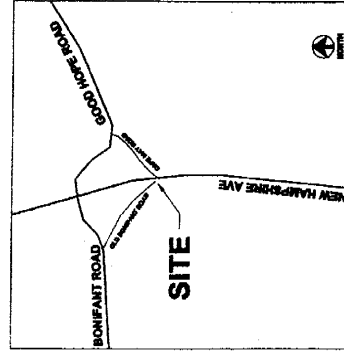
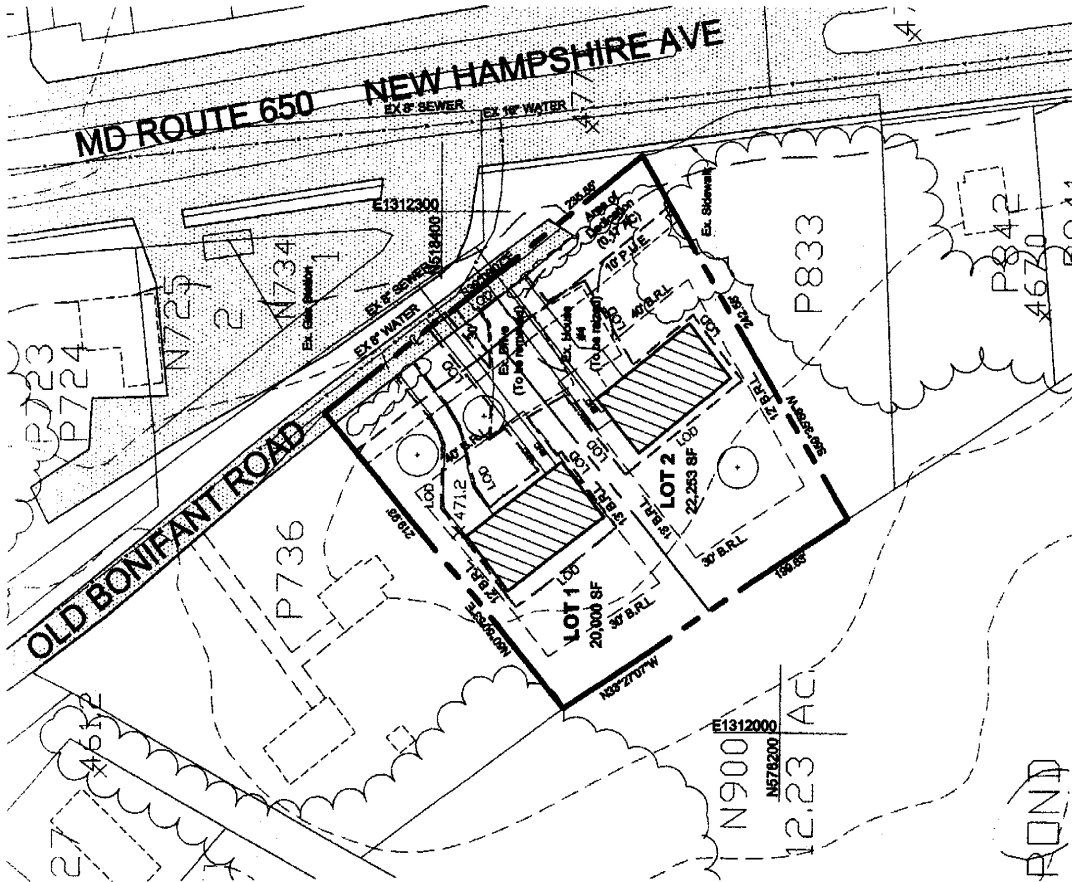
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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

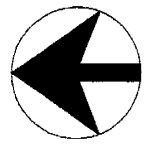


NOTES:

1. AREA OF PROPERTY - 1.14 AC
2. AREA DEDICATED TO PUBLIC USE (Old Bonifant Road) - 0.17 AC
3. NET TRACT AREA - 0.97 AC
4. EXISTING ZONING: R-200 (One-Family Detached Large Lot)
5. NUMBER OF LOTS PERMITTED - 2
6. NUMBER OF LOTS SHOWN - 2
7. SITE TO BE SERVED BY PUBLIC WATER AND SEWER
8. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
9. LOCATED IN NORTHWEST BRANCH WATERSHED (CLASS IV)
10. DEVELOPMENT STANDARDS:
 - Frontyards - 40'
 - Sideyards - 25' Total (12' MIN)
 - Rearyards - 30'
 - Minimum Lot Size - 20,000 SF
11. PROPERTY LOCATED ON TAX MAP JRS3; WSSC GRID SHEET 219NE01
12. UTILITY SERVICE PROVIDED BY: VERIZON, PEPCO & WASHINGTON GAS



PREPARED FOR:
MR. TORCATO ROMANO
 7600 PENN WESTERN COURT
 UPPER MARLBORO, MARYLAND 20772
 PHONE: 301-516-1800
 FAX: 301-516-0123



date: May 4, 2004
 scale: 1"=50'

Benning & Associates, Inc.
 Land Planning Consultants
 8933 Shady Grove Court
 Gaithersburg, MD 20877
 (301) 948-0240



Surveyor's Certificate:
 I hereby certify that the boundary shown herein is correct to my best knowledge and belief based upon existing records and field observations.
 [Signature]
 Surveyor

PRELIMINARY PLAN
Snowden Manor
 (4 Old Bonifant Road)
 Montgomery County, Maryland