



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #17

M E M O R A N D U M

DATE: May 27, 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 June 2, 2005.

Attached are copies of plan drawings for item #08, #13, #14, #15, #16 and #17. These subdivision items are scheduled for Planning Board consideration on June 2, 2005. The items are further identified as follows:

Agenda Item #08 - Preliminary Plan 1-96032A
Sandy Spring Museum

Agenda Item #13 - Preliminary Plan 1-05004
Colesville Farm Estates (Resub)

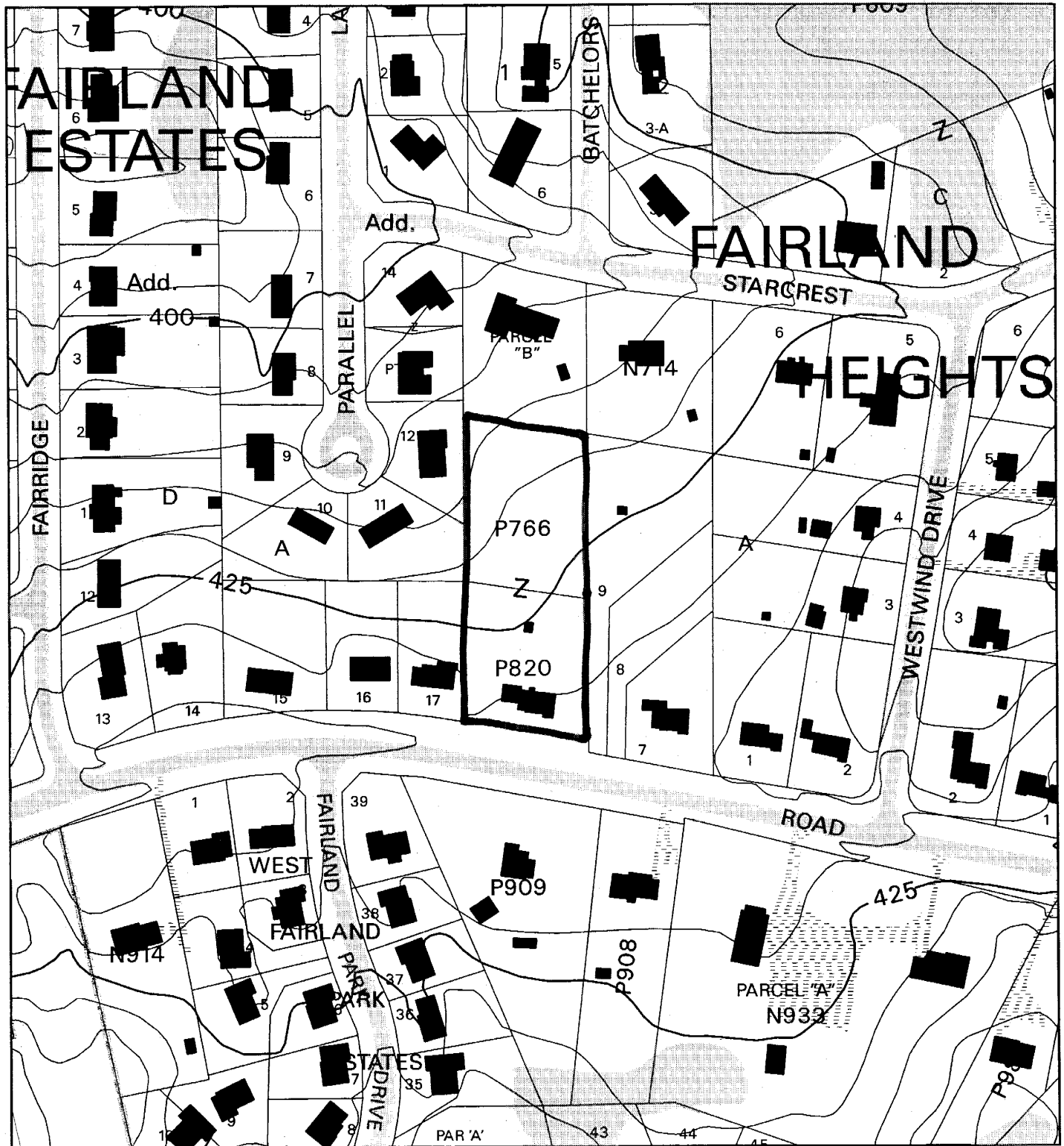
Agenda Item #14 - Preliminary Plan 1-05082
Musgrove Park

Agenda Item #15 - Preliminary Plan 1-05083
W. Drew Stabler

Agenda Item #16 - Preliminary Plan 1-05078
English Village (Resub)

Agenda Item #17 - Preliminary Plan 1-05051
Mitter Property

MITTER PROPERTY (1-05051)



Map compiled on December 01, 2004 at 10:21 AM | Site located on base sheet no - 218NE03

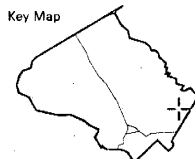
NOTICE

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.

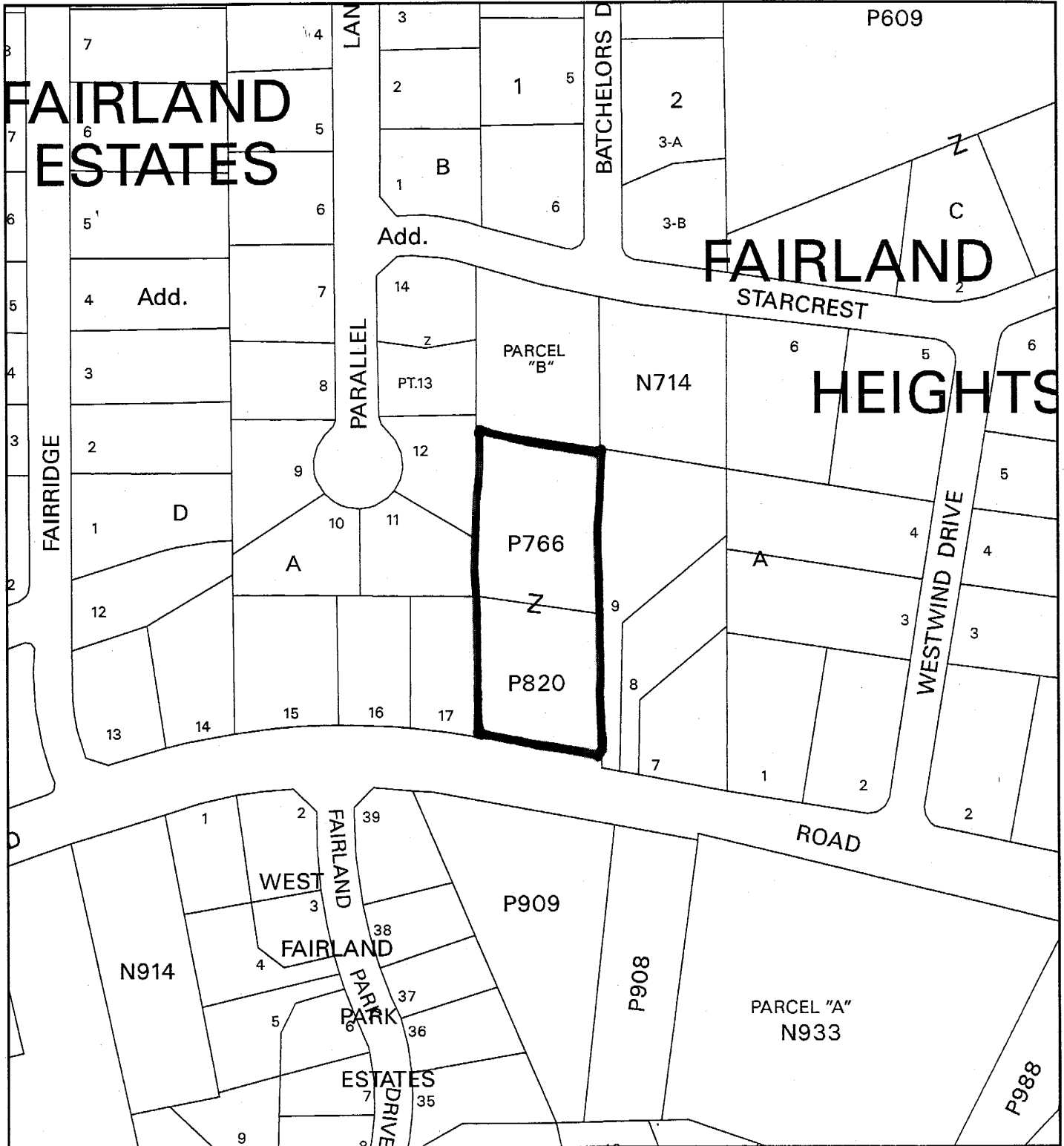
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area 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



1 inch = 200 feet
 1 : 2400

MITTER PROPERTY (1-05051)



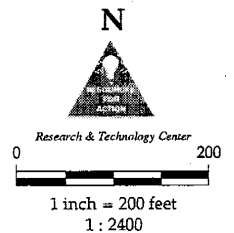
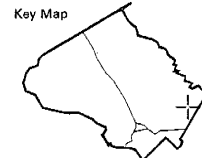
Map compiled on May 26, 2005 at 4:33 PM | Site located on base sheet no - 218NE03

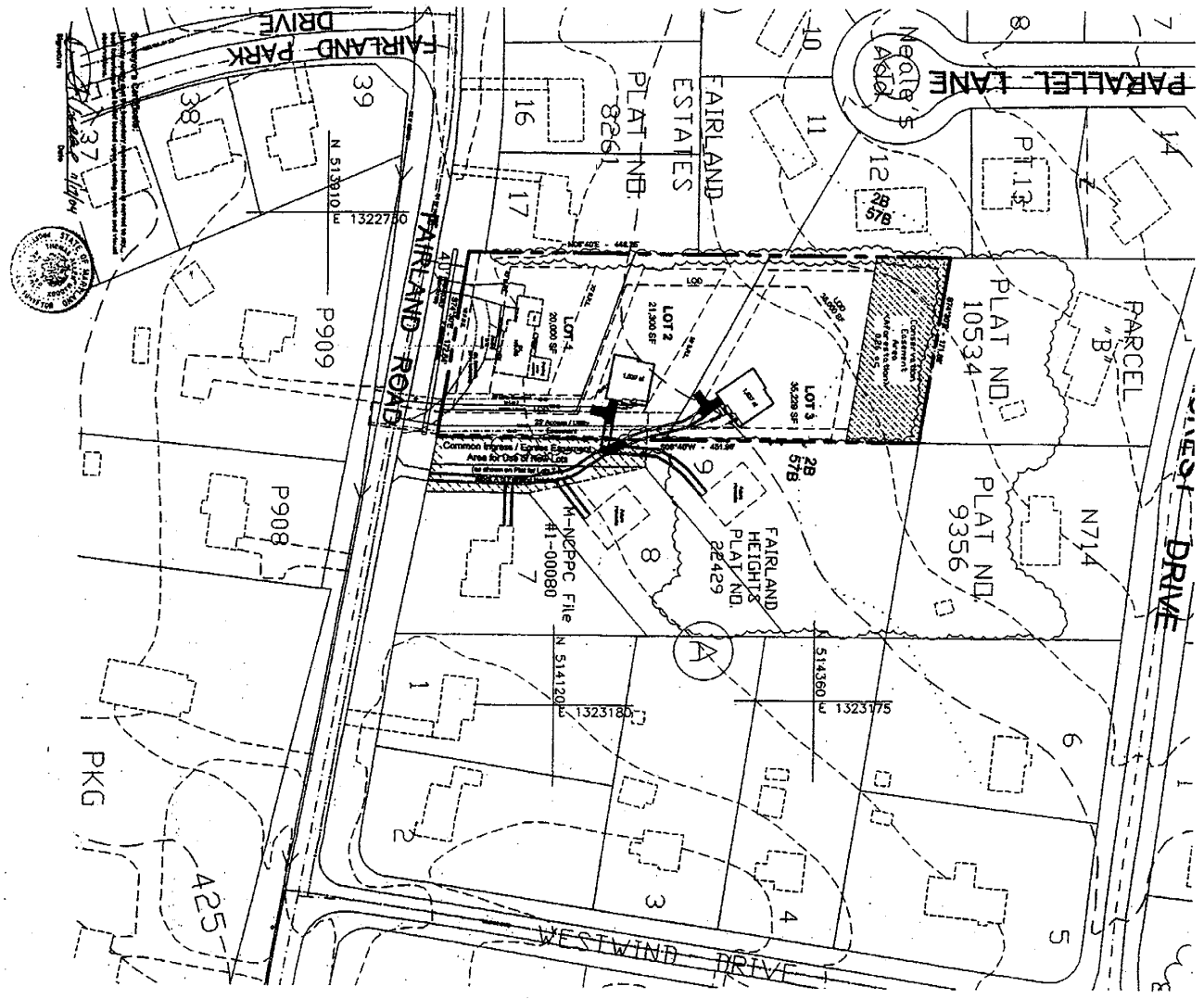
NOTICE

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 - 78,829 sf
2. ZONING - R-200
3. NUMBER OF LOTS SHOWN - 3
4. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER
5. PROPOSED PUBLIC WATER SERVICE CAPACITY: 14 MG
6. PROPOSED PUBLIC SEWER SERVICE CAPACITY: 14 MG
7. DEVELOPMENT STANDARDS
8. Frontage - 47'
9. Sideyards - 20' (27' Min)
10. Minimum Lot Size - 20,000 SF
11. PROPOSED LOTS LOCATED ON 1/4" SCALE MAP: 1/8" SCALE SHEET STIPES
12. UTILITY SERVICE PROVIDED BY: MONTGOMERY COUNTY DEPARTMENT OF UTILITIES

Impervious Area Calculations:

Area of Property - 78,829 sf
 Area of Impervious (existing property line and street frontage) - 6,100 sf
 Total Impervious Area - 84,929 sf

Impervious Surface Proposed:

COMPAUND AREAS:
 Public Streets - 804 sf
 Common driveway road area - 185 sf
 Total for common areas - 989 sf

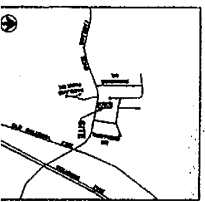
LOT 1:
 Existing Driveway (includes porch area) - 2,200 sf
 Existing Driveway - 1,197 sf
 New Driveway Replacement - 120 sf
 Total for Lot 1 - 3,517 sf

LOT 2:
 New Driveway (Front Drive @ 18' x 44') - 21' x 3' - 83 sf
 Paved Lam-Sector @ Garage - 312 sf
 New Landscapes & Sloops - 42 sf
 Total for Lot 2 - 1,197 sf

LOT 3:
 Proposed House - 1,507 sf
 New Driveway (Front Drive @ 18' x 44') - 21' x 3' - 219 sf
 Paved Lam-Sector @ Garage - 312 sf
 New Landscapes & Sloops - 42 sf
 Total for Lot 3 - 2,107 sf

Total Impervious Area Proposed - 6,820 sf
 Impervious % Proposed - (84,929 sf ÷ 10,194' x 100% = 83.3%)
 Impervious % not including public streets - 7,609/8,829 = 86.3% - 10%

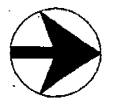
Prepared for:
JAGDISH MITTER
 2300 Fairland Road
 Silver Spring, Maryland 20904
 301-584-1485



PRELIMINARY PLAN
MITTER PROPERTY
 Montgomery County, Maryland

B&A
 Benning & Associates, Inc.
 Land Planning Consultants
 9123 Shady Grove Court
 Childeburg, MD 20877
 (301) 546-6240

date: November 2004
 Rev. 12/27/04;
 Rev. 4/28/05
 scale: 1" = 50'



SHEET 1 OF 1