

Plat Name: Hillmead – Bradley Hills
Plat #: 220140030

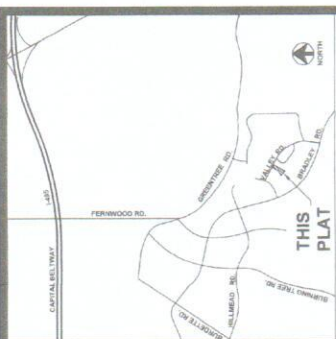
Location: Located on the south side of Valley Road, 225 feet west of Melwood Road.

Master Plan: Bethesda - Chevy Chase Master Plan

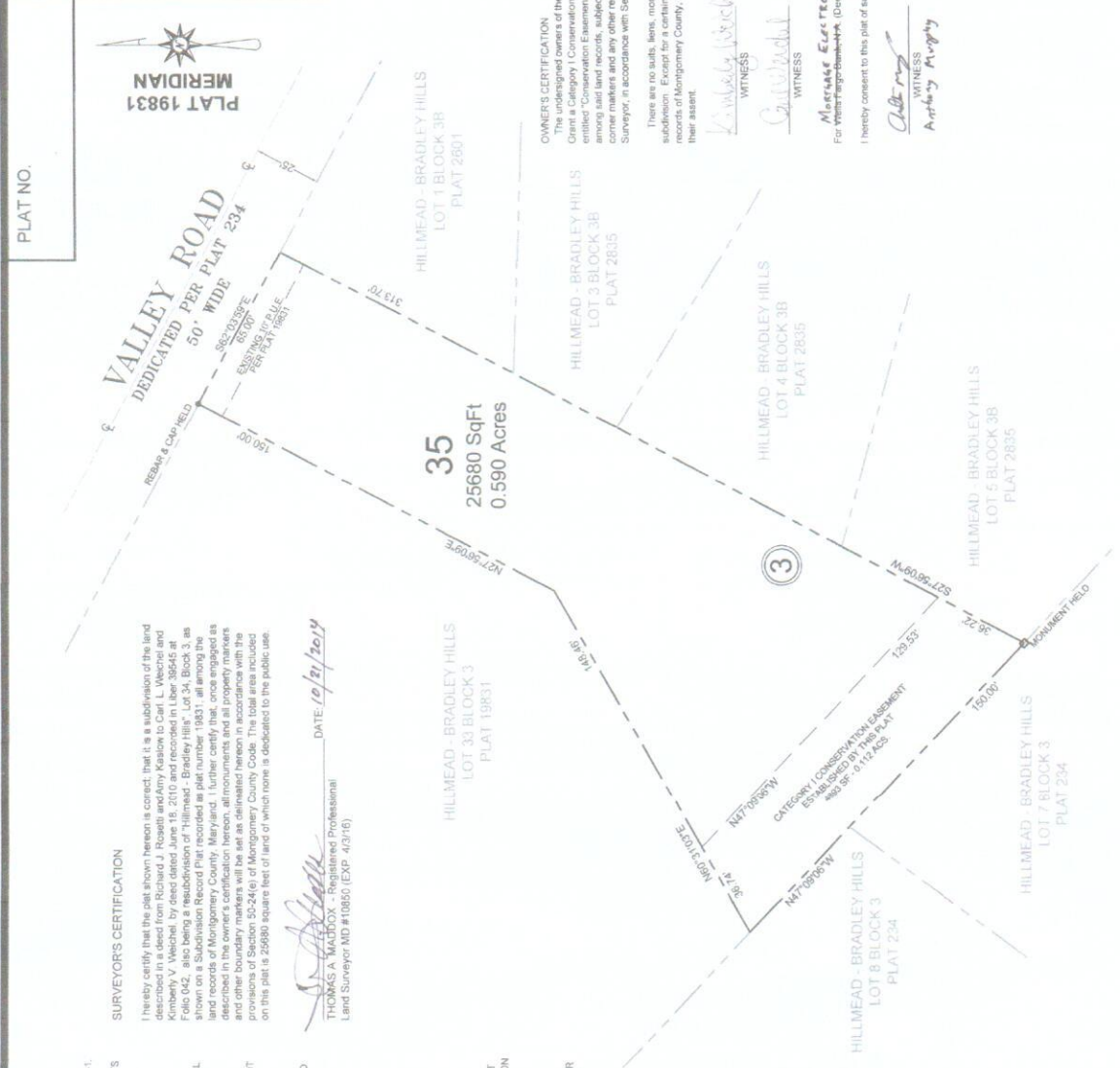
Plat Details: R-60 zone, 1 lot

Applicant: Carl and Kimberly Weichel

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 11995030A (MCPB Resolution No. 13-72), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.



VICINITY MAP
SCALE: 1" = 2,000'



PLAT NO.

PLAT 19831
MERIDIAN

VALLEY ROAD
DEDICATED PER PLAT 234
50' WIDE

35
25680 SqFt
0.590 Acres

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in a deed from Richard J. Roselli and Amy Katsion to Carl L. Weichel and Kimberly V. Weichel, by deed dated June 18, 2010 and recorded in Liber 38545 at Folio 042, also being a subdivision of "Hillmead - Bradley Hills", Lot 34, Block 3, as shown on a Subdivision Record Plat recorded as plat number 19831, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as a professional land surveyor, I have personally surveyed the land shown on this plat and other boundary markers will be set and located hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 25680 square feet of land of which none is dedicated to the public use.

THOMAS A. MADDOX - Registered Professional
Land Surveyor MD #10850 (EXP. 4/31/16)
DATE: 10/21/2014

OWNERS CERTIFICATION

The undersigned owners of the property shown hereon, hereby adopt this plat of subdivision. Grant a Category 1 Conservation Easement, as shown hereon, to the parties named in a document entitled "Conservation Easement Agreement, Category 1", as recorded in Liber 13178 at folio 412 of the land records of Montgomery County, Maryland, and the parties in interest thereto have heron indicated their assent.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision. Except for a certain deed of trust recorded in Liber 40524 at Folio 150 among the land records of Montgomery County, Maryland, and the parties in interest thereto have heron indicated their assent.

Witness: Carl L. Weichel
Date: 10/21/14
Witness: Kimberly V. Weichel
Date: 10/21/14
Witness: Laura E. Valentine
Date: 10/21/14
Witness: Anthony Murphy
Date: 10/21/14
Mortgage Electronic Registration Systems, Inc.
For Mortgagor: (Deed of Trust L. 40524 F. 154)

SUBDIVISION RECORD PLAT
LOT 35 BLOCK 3
HILLMEAD - BRADLEY HILLS
A RESUBDIVISION OF
LOT 34, BLOCK 3
ELECTION DISTRICT 7
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' JUNE 2013

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804

NOTES

- PROPERTY ZONED R 40.
- LOT IS SERVED BY PUBLIC SEWER AND WATER. WSSC CATEGORIES 5-1, W-1.
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP G1663, WSSC GRID 210N/66E.
- THE LOT SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN AMENDMENT #11965000A, ENTITLED "HILLMEAD-BRADLEY HILLS, LOT 34, BLOCK 3".
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 50 OF MONTGOMERY COUNTY CODE, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN OR AN APPROPRIATE AGREEMENT PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- THOSE AREAS THAT ARE DELIMITED WITHIN THE CONSERVATION EASEMENT LOCATED UPON LOT 34, AS RECORDED HEREON, ARE NOT TO BE DISTURBED UPON RECORDATION OF THIS PLAT. TO BE REPLACED BY THE CATEGORY 1 CONSERVATION EASEMENT SHOWN AND GRANTED HEREON.
- LOT 35 IS SUBJECT TO A DECLARATION OF COVENANTS RECORDED IN LIBER MARYLAND.

PLAT TOTALS	
NUMBER OF LOTS	1 - 25680 SF
AREA OF LOTS	ACROSS
AREA OF LOCATION	NONE
TOTAL AREA SHOWN ON PLAT	25680 SF

THE MARYLAND-NATIONAL CAPITAL PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____ DATE: _____
CHAIRMAN ASST.-SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO.

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED: November 20, 2014 DATE
Director

PLAT DATE





date: 12/3/2012
 scale: 1" = 30'



REGISTERED LANDSCAPE ARCHITECT
 M&B 11, 2011
 MONTGOMERY COUNTY, MARYLAND
 6306 VALLEY ROAD
 LOT 34, BLOCK 3
 HILLMEAD-BRADLEY HILLS
 FINAL FOREST CONSERVATION PLAN (AMENDED)

RECORDED
 M&B 11, 2011
 MONTGOMERY COUNTY

- NOTES:**
1. AREA OF PROPERTY - 25,680 SF (0.59 A.C.)
 2. EXISTING ZONING - R-60
 3. SITE IS SERVED BY PUBLIC SEWER AND WATER
 4. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
 5. LOCATED IN THE CABIN JOHN CREEK WATERSHED
 6. PROPERTY LOCATED ON TAX MAP GMS3; WSSC SHEET 210NW06
 7. UTILITIES (as available): Washington Gas, Verizon, PEPCO

- LIST OF AMENDMENT ITEMS:**
1. THIS PLAN PROPOSES THE REMOVAL OF 2,473 SQUARE FEET OF CONSERVATION EASEMENT FROM LOT 34.

FINAL FOREST CONSERVATION PLAN NOTES:

1. MITIGATION FOR REMOVAL OF THE CONSERVATION EASEMENT TO BE SATISFIED BY PURCHASING CREDITS FROM AN APPROVED FOREST CONSERVATION BANK. FOREST BANK CREDITS TO BE PURCHASED AT RATE OF 2:1 RATE FOR PLANTING, 4:1 RATE FOR RETENTION.
2. NO TREE CLEARING OR CONSTRUCTION IS PROPOSED UNDER THIS APPLICATION.

SIGNIFICANT TREE CHART

TREE NUMBER	BOTANICAL NAME	COMMON NAME	REMARKS	COMMENTS	STATUS
ST-1	Quercus coccinea	Red Oak	30"	Shrub	To Remove
ST-2	Quercus coccinea	Red Oak	30"	Shrub	To Remove

NOTE:
 TREE SPECIES, SIZES AND CONDITIONS ARE FROM A SITE VISIT BY PATRICK PERRY ON 11/20/12.

PLANT SCHEDULE - RECOMMENDED SPECIES LIST

QTY	QUANTITY	SIZE	SCIENTIFIC NAME	COMMON NAME	SPECIES	COMMENTS
KL	6	5.0ft	Kalmia latifolia	Mountain Laurel	As shown	

NOTES:

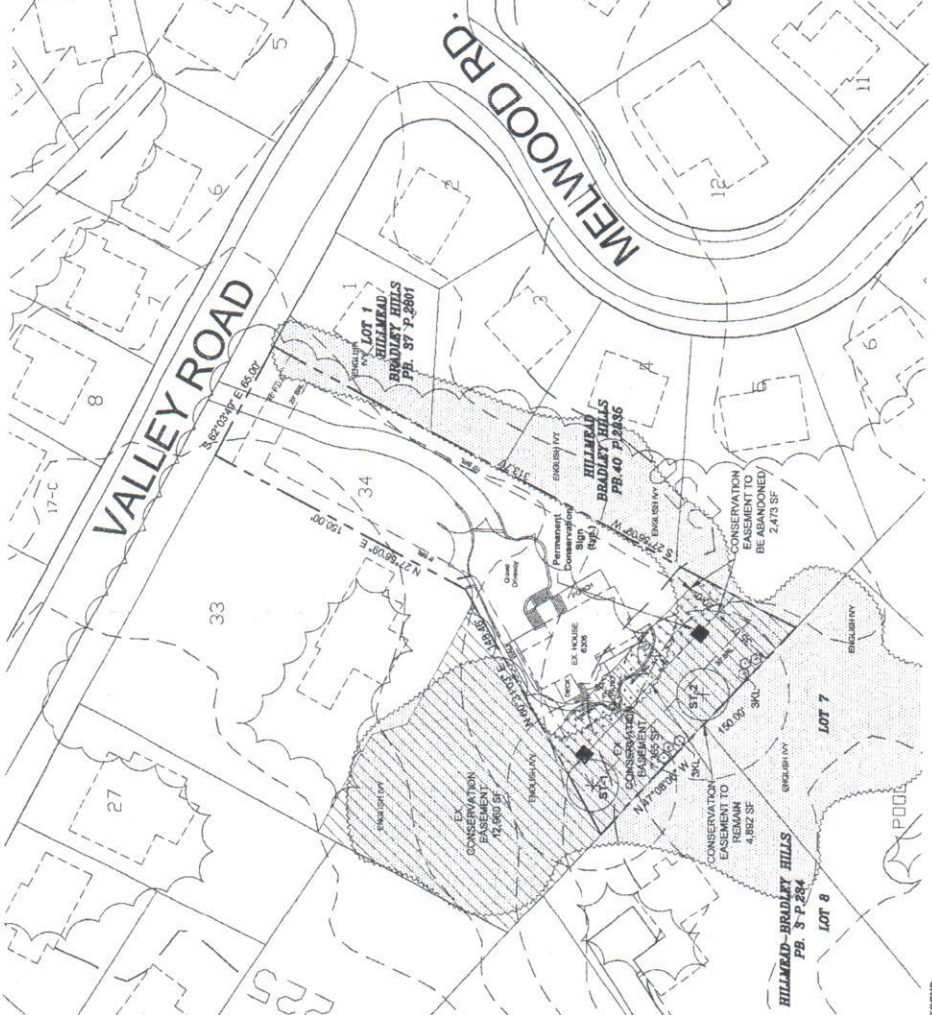
1. THE PROPOSED PLANTING LOCATIONS FOR THE SHRUBS SHOWN ON THIS PLAN TO BE DETERMINED BY THE APPLICANT AND THE MNCPPC FOREST CONSERVATION INSPECTOR AT THE PRE-PLANTING MEETING.
2. DUE TO THE AMOUNT OF ENGLISH IVY WITHIN THE CONSERVATION EASEMENT, AREAS OF IVY WILL REQUIRE REMOVAL TO PROTECT THE EXISTING SPECIMEN TREES AND ALLOW FOR THE PROPOSED PLANTING. AREAS OF ENGLISH IVY REMOVAL TO BE DETERMINED DURING THE PRE-PLANTING MEETING.



DEVELOPER'S CERTIFICATE

The Undersigned agrees to provide all the features of the Approved Final Forest Conservation Plan, including, but not limited to, tree planting, maintenance, and all other applicable agreements.

Developer's Name: Patrick Perry
 Contact Person or Owner: Carl & Kimberly Weichel
 Project Name: 6306 Valley Road
 Address: Bethesda, MD 20817
 Phone and Email: 240-488-8910
 Signature: _____



THE MARYLAND NATIONAL CAPITAL
 FOREST PLANNING COMMISSION
 PROJECT CONSERVATION PLAN
 APPROVED FOR PLANTING
 APPROVAL
 File No. 1199030A
 Approved 05/03/2013



- LEGEND:**
- PROPERTY LINE
 - EX. BUILDING
 - SPECIMEN TREE
 - CRITICAL ROOT ZONE
 - CONSERVATION EASEMENT
 - CONSERVATION EASEMENT TO BE ABANDONED
 - CANOPY LINE
 - EXTENT OF ENGLISH IVY
 - PROPOSED PLANTING
 - PERMANENT FOREST CONSERVATION BANK

FINAL FOREST CONSERVATION DATA TABLE

NO. OF TREES	NO. OF SPECIMEN TREES	NO. OF TREES TO BE REMOVED	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE RETAINED	NO. OF TREES TO BE ABANDONED	NO. OF TREES TO BE MAINTAINED	NO. OF TREES TO BE MONITORED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	NO. OF TREES TO BE RECORDED	
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

OWNER:
 Carl & Kimberly Weichel
 6306 Valley Road
 Bethesda, MD 20817
 240-488-8910