

Item #9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

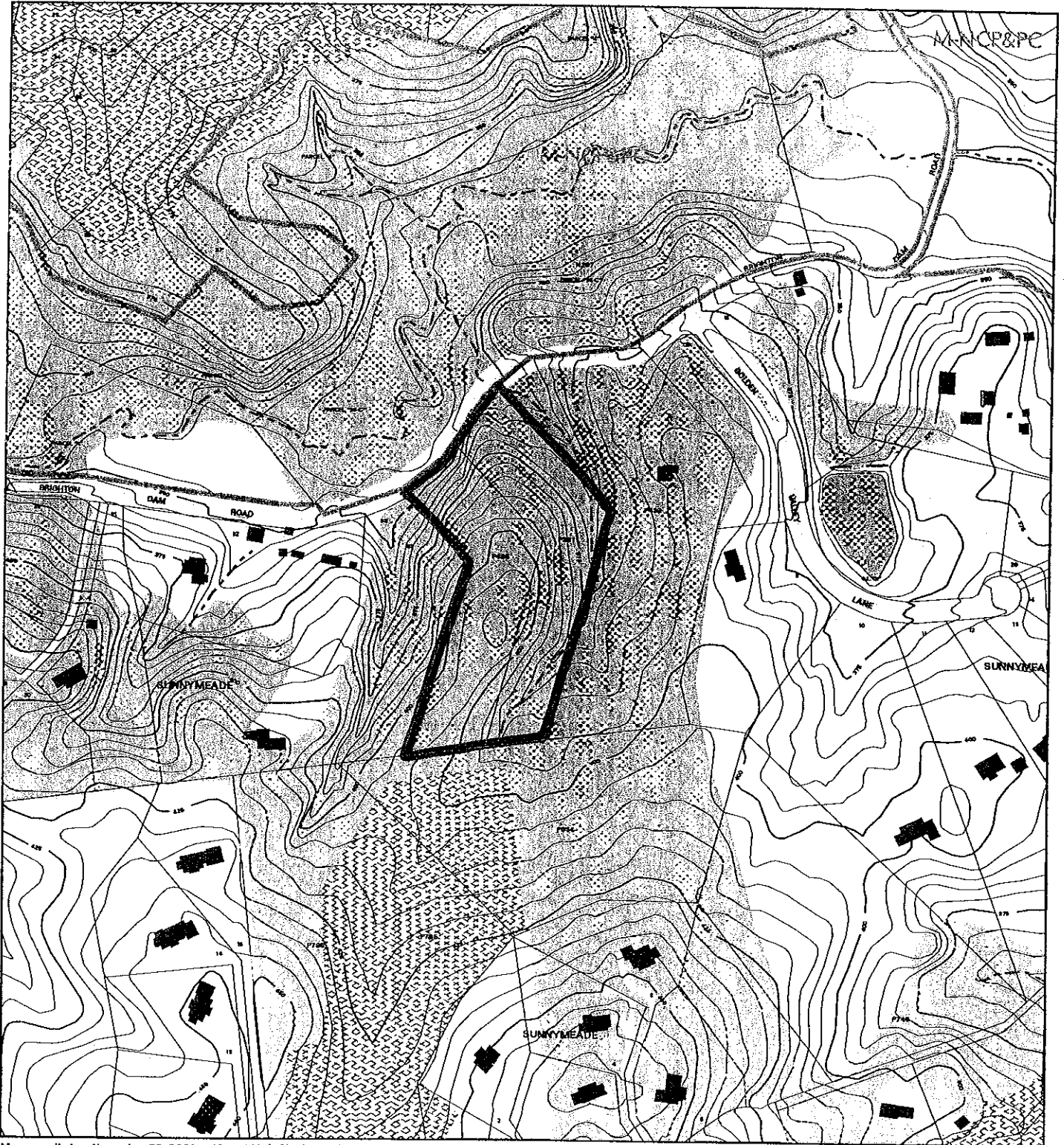
DATE: March 01, 2002
TO: Montgomery County Planning Board
FROM: A. Malcolm Shaneman
Development Review Division
(301) 495-4587
SUBJECT: Informational Maps for Subdivision Items on the
Planning Board's Agenda for March 07, 2002.

Attached are copies of plan drawings for Items #06, #07, #08, #09, #10. These subdivision items are scheduled for Planning Board consideration on March 07, 2002. The items are further identified as follows:

- Agenda Item #06 - Preliminary Plan 1-01080
The Retreat at Liberty Mill
- Agenda Item #07 - Preliminary Plan 1-99001E
Montgomery Chinese Christian Church
- Agenda Item #08 - Preliminary Plan 1-00095
Warfield Property
- Agenda Item #09 - Preliminary Plan 1-02046
Sunnymeade
- Agenda Item #10 - Preliminary Plan 1-02047
Gladhill Tractor Sales

Attachment

VICINITY MAP FOR
SUNNYMEADE (1-02046)



Map compiled on November 28, 2001 at 10:10 AM | Site located on base sheet no - 227NW02

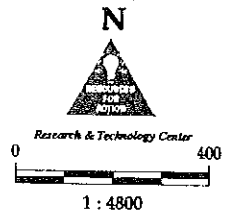
NOTICE

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.

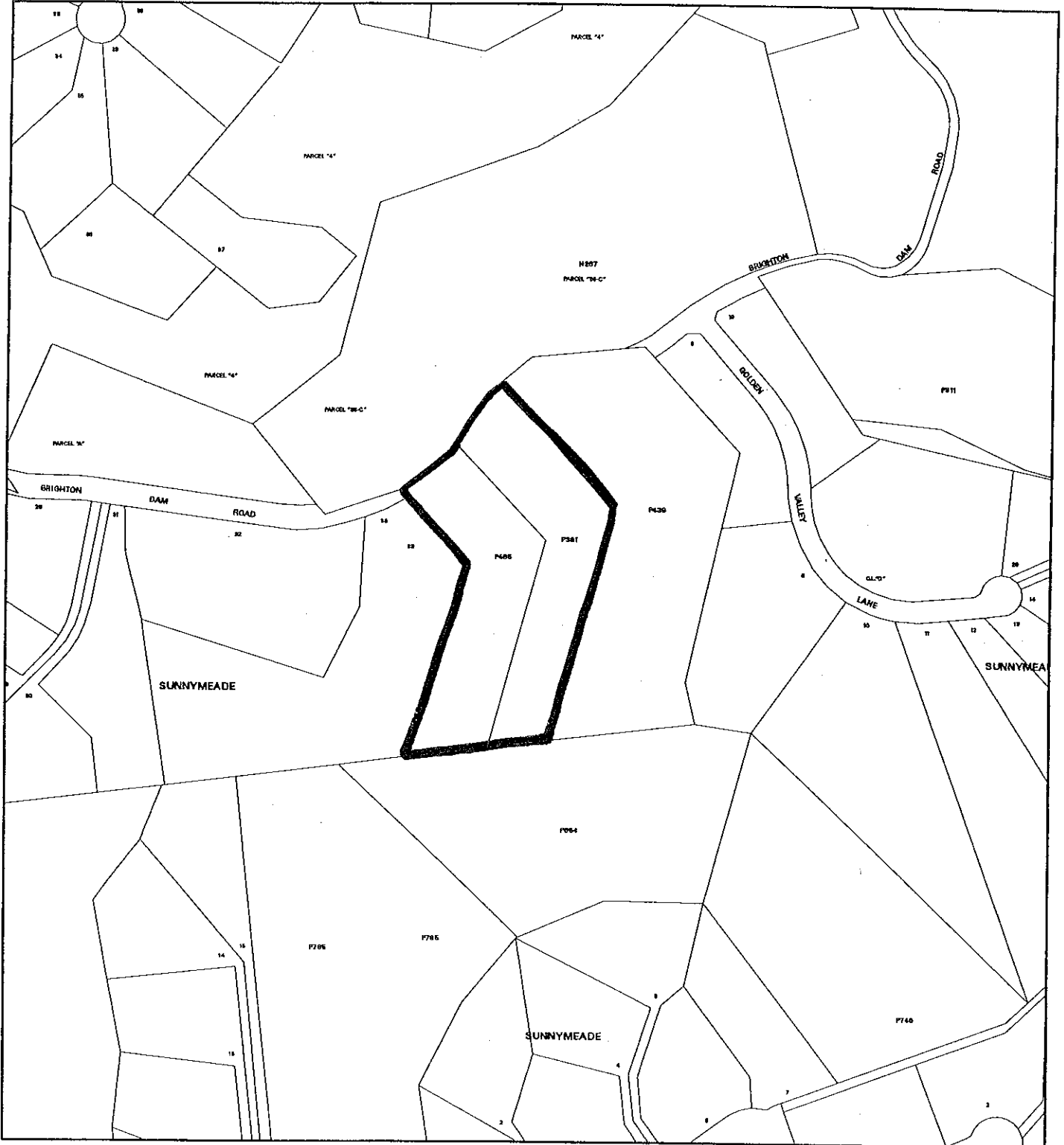
Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

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



VICINITY MAP FOR
SUNNYMEADE (1-02046)



Map compiled on November 26, 2001 at 11:19 AM | Site located on base sheet no - 227NW02

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



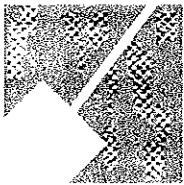
N



Research & Technology Center



1 : 4800



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE RECOMMENDATIONS

TO: Richard Weaver

Development Review Division

SUBJECT: Approved Forest Conservation Plan # 1-02046, 4-02090 SUNNYMEADE/Badinelli and Smith
(8.6 acres)

In addition to the standard conditions for meeting forest conservation requirements by onsite forest preservation, the forest conservation plan for Preliminary Plan 1-02046 Sunnymead is approved with the following additional conditions:

- **The unavoidable area of permanent buffer impact (6700 square feet) on Lot # 2 shall be mitigated onsite at a minimum 2:1 ratio of additional forest protection beyond the forest conservation requirements.** All forest conservation and stream buffer areas (outside of unavoidable encroachments) shall be placed in Category 1 Conservation Easement.
- **All previously cleared areas within environmental buffer and steep slopes are to be stabilized and reforested.** This completely forested tract was subject to excessive clearing activities for geotechnical studies in 2001 (See Photo attachment). Forest on steep slopes and in the stream valley were impacted. The cleared areas, consists of approximately 10,000 square feet along steep slopes adjacent to Brighton Dam Road. The clearing activity was in violation of Montgomery County regulations, as a small land disturbance permit was not issued.
- **No grading /clearing is allowed within the existing DPWT slope easement along Brighton Dam Road unless explicitly authorized by Montgomery County Department of Public works and Transportation (MCDPWT).**

Entire property is within the Patuxent River/Hawlings River Primary Management Area.

SIGNATURE: *Dan Quattrocchi*
Dominic Quattrocchi Countywide Environmental Planning

DATE: 28FEB2002

cc: Bethany Homes, David Bernstein
William Wirts, Tri-County Surveys



4-02090 BADINELLI/SMITH PROPERTY Photo taken 21SEPT2001
Brookeville Brighton Dam Road (P484, P381 south side of Brookeville Road