



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #4

M E M O R A N D U M

DATE: November 07, 2003
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 November 13, 2003.

Attached are copies of plan drawings for Item #02, #03, #04, and #05. These subdivision items are scheduled for Planning Board consideration on November 13, 2003. The items are further identified as follows:

Agenda Item #02 -Preliminary Plan 1-04008
Glen Echo Heights

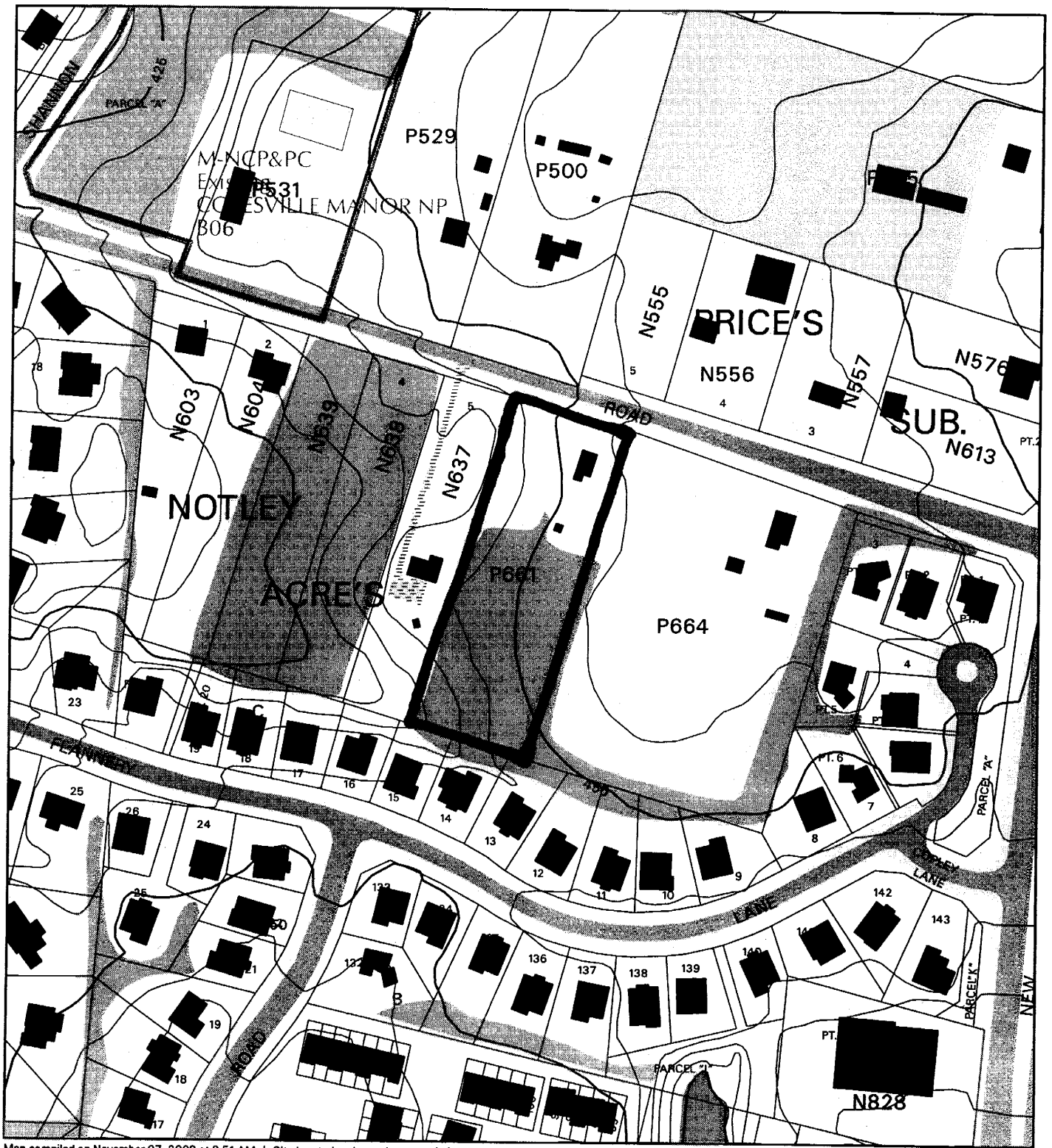
Agenda Item #03 -Preliminary Plan 1-03095
Summer Hill

Agenda Item #04 -Preliminary Plan 1-04007
Notley Acres

Agenda Item #05 -Preliminary Plan 1-03014
Hillmead-Bradley Hills

Attachment

NOTLEY ACRES (1-04007)



Map compiled on November 07, 2003 at 9:51 AM | Site located on base sheet no - 218NE01

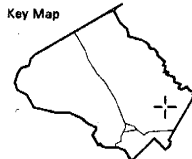
NOTICE

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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

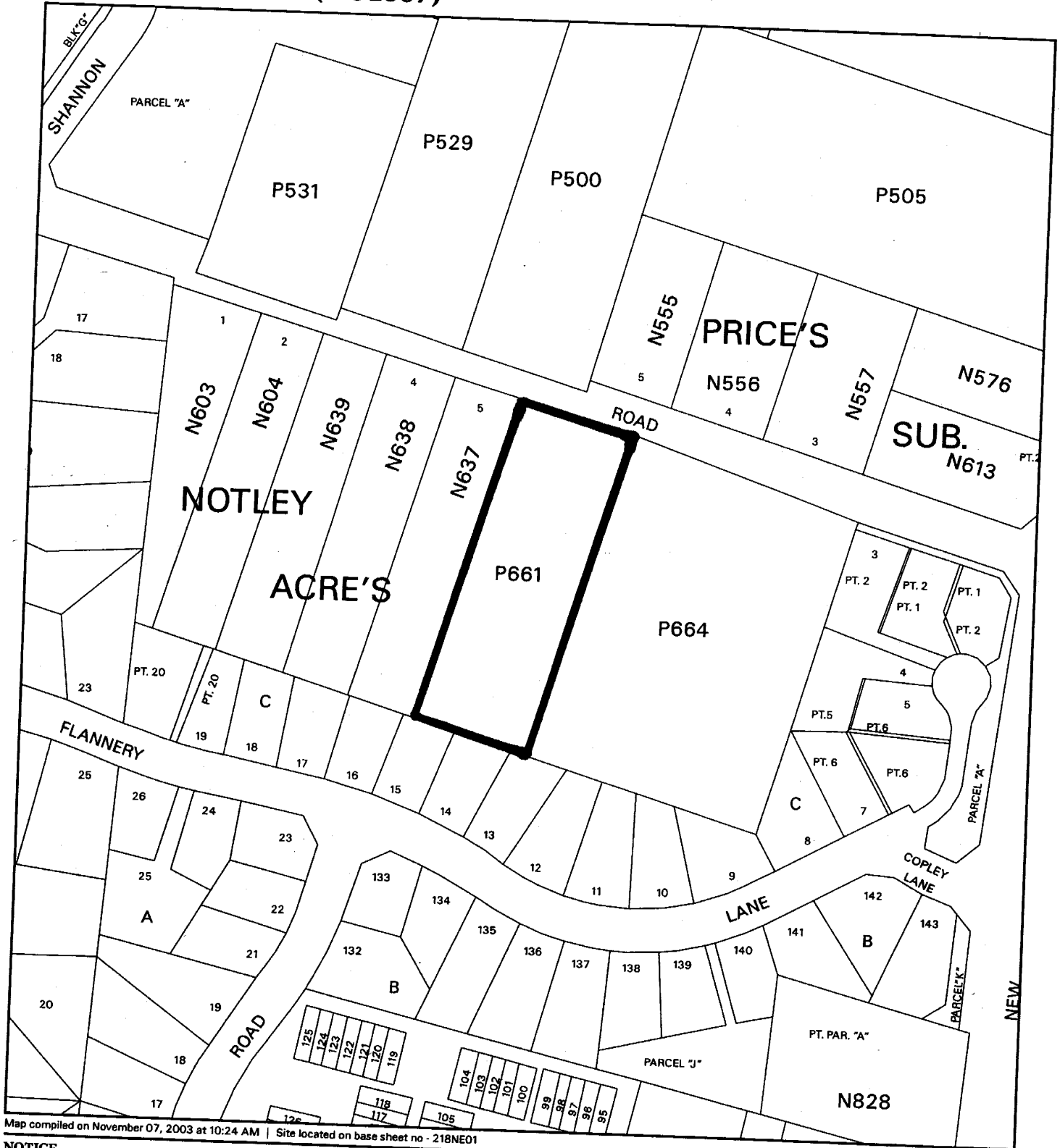


Research & Technology Center



1 : 2400

NOTLEY ACRES (1-04007)



Map compiled on November 07, 2003 at 10:24 AM | Site located on base sheet no - 218NE01

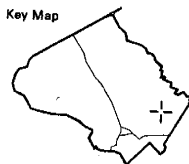
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Key Map



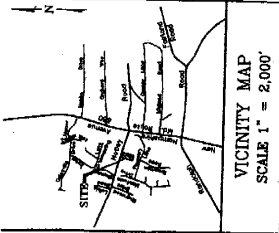
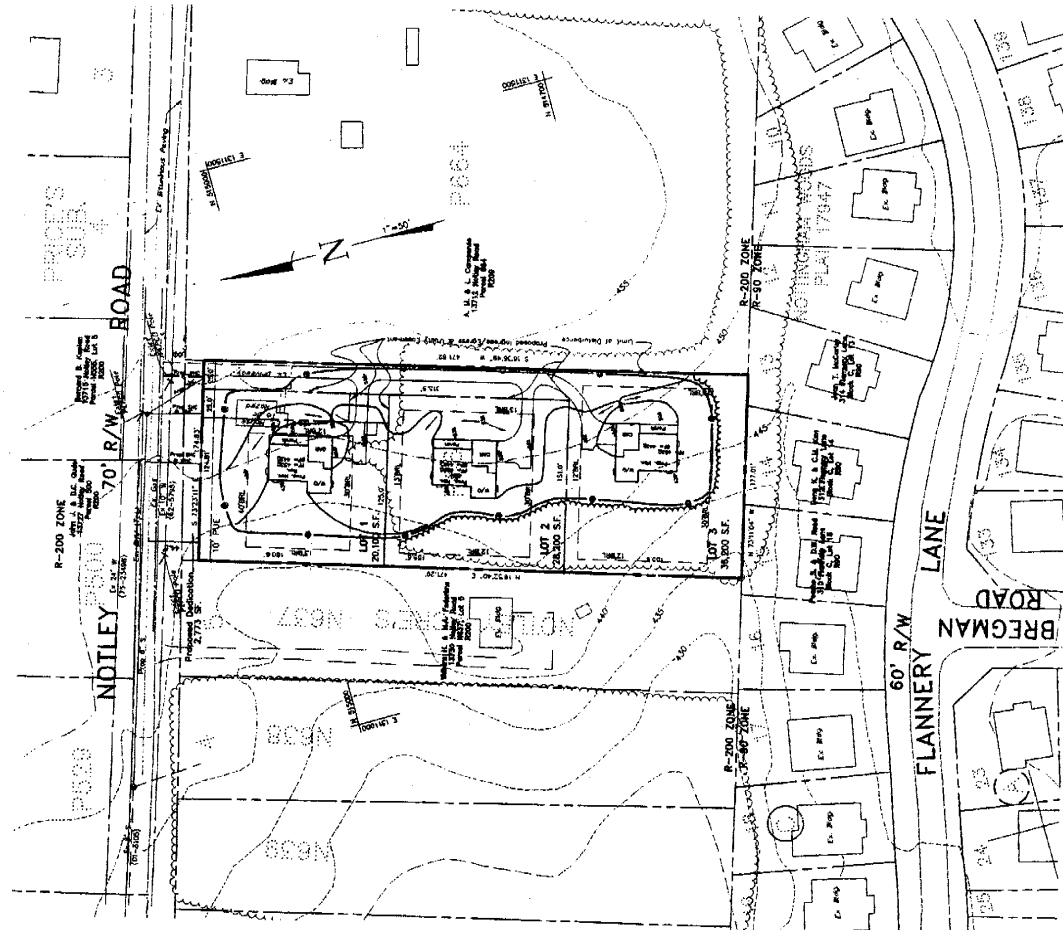
N



Research & Technology Center



1 : 2400



DEVELOPMENT STANDARDS (R-200, Development 1)
(Chapter 55C-1.33)

Density of Development per Acre: 1.50 units per acre
 Minimum Lot Area (55C-1.32(1)): 30,000 s.f. (0.69 ac.)
 Minimum Lot Width (55C-1.32(1)): 30 ft.
 Minimum Lot Depth (55C-1.32(1)): 100 ft.
 Minimum Front Setback (55C-1.32(2)): 10 ft.
 Minimum Side Setback (55C-1.32(2)): 10 ft.
 Minimum Rear Setback (55C-1.32(2)): 10 ft.
 Maximum Building Height (55C-1.32(3)): 35 ft.
 Maximum Building Coverage (55C-1.32(4)): 35%
 * Subject to established building form, 55C-1.33

AREA TABULATION

Area of Subject Property: 2.00 ac.
 Area of R-200 Zone: 2.00 ac.
 Area of Other Zones: 0.00 ac.

- NOTES**
1. Photographs from 1940s and 1950s are shown for reference.
 2. Boundary information from recorded deeds and plats.
 3. Water and sewer easements are shown and set, respectively.
 4. The property is zoned R-200. The proposed lot use is Residential.
 5. Number of lots proposed by this plan: 3.
 6. Aerial photographs showing Maryland State Department of Planning, Planning Division, Planning Section, dated 1998.
 7. This site is within the Metropolitan Gas Transportation Safety Area.
 8. The designations of this plan are in accordance with the Maryland State Department of Planning, Planning Division, Planning Section, dated 1998.
 9. This plan is not for construction purposes.
 10. Property lines and areas are subject to adjustment at time of final subdivision map.
 11. All utility easements and utilities are shown for reference.
 12. Final utility location and spacing shall be completed by the utility companies.
 13. Surrounding utility companies include:
 - Water & Sewer: M.D.C.
 - Electric: P.E.C.
 - Gas: BGE
 - Telephone: Verizon

PRELIMINARY PLAN OF SUBDIVISION
LOTS 1-3
NOTLEY ACRES
PARCEL 661

5TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHC
 MONTGOMERY COUNTY
 MARYLAND
 6220 Walden Road, Suite 100
 Gaithersburg, MD 20878
 Phone: (301) 846-0000
 Fax: (301) 846-0000
 www.mhc.state.md.us

Prepared For: BARBERA CONTRACTORS
 28310 Johnson Drive
 Damascus, MD 20872
 (301) 370-3243
 Fax: (301) 368-3389

NO.	DATE	DESCRIPTION	BY

PREPARED FOR:
 BARBERA CONTRACTORS
 28310 Johnson Drive
 Damascus, MD 20872
 (301) 370-3243
 Fax: (301) 368-3389

GRAPHIC SCALE
 1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries shown hereon are correct according to the records and plats recorded in the Land Records of Montgomery County, Maryland, and the survey upon completion of a final survey topography from sources used herein.

DATE: 7/25/15

Barbara E. Hoyle
 Barbara E. Hoyle
 Professional Land Surveyor
 Maryland Reg. No. 21135