

Item #9



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: May 6, 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 May 12, 2005.

Attached are copies of plan drawings for item #07, #08, #09, and #10. These subdivision items are scheduled for Planning Board consideration on May 12, 2005. The items are further identified as follows:

Agenda Item #07 - Preliminary Plan 1-05073
Willerburn Acres (Resub)

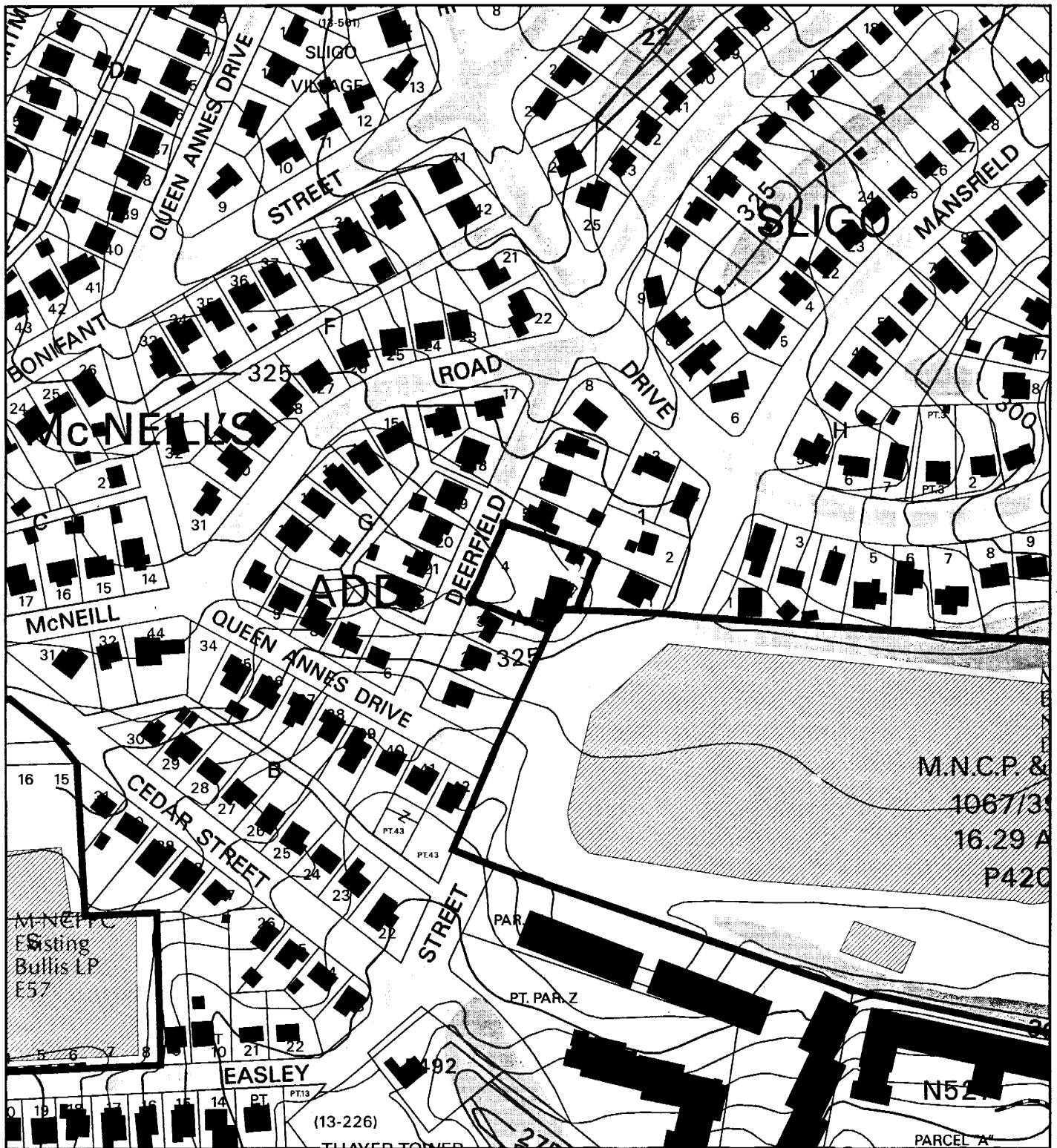
Agenda Item #08 - Preliminary Plan 1-05057
Lake Potomac

Agenda Item #09 - Preliminary Plan 1-05068
McNeill's Addition (Resub)

Agenda Item #10 - Pre-Preliminary Plan 7-05051
Hillmead/Bradley Hills

Attachment

MCNEILLS ADDITION (1-05068)



Map compiled on March 01, 2005 at 3:41 PM | Site located on base sheet no - 210NW01

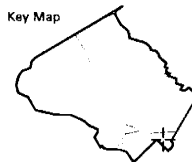
NOTICE

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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

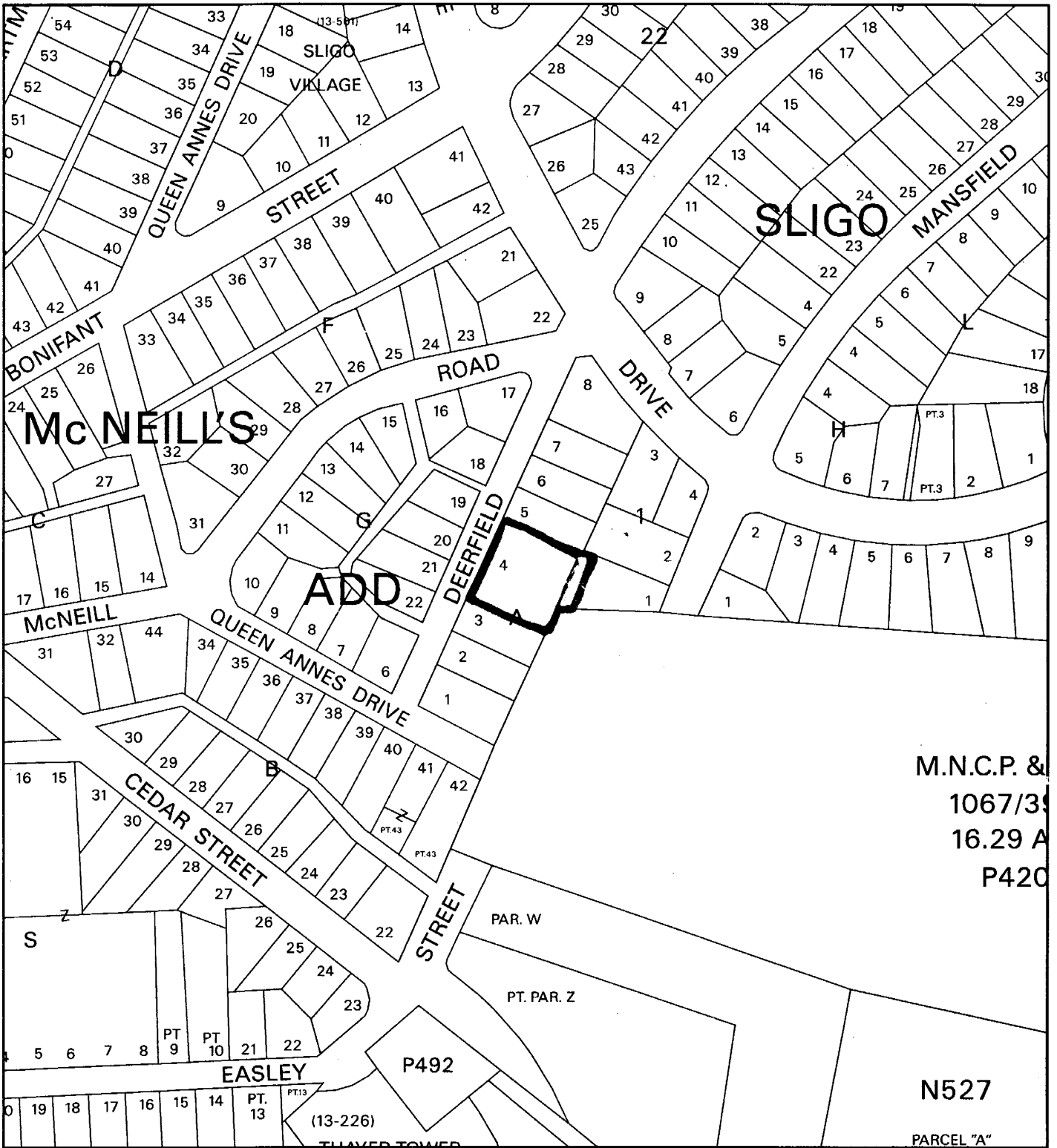


Research & Technology Center



1 inch = 200 feet
1 : 2400

MCNEILLS ADDITION (1-05068)



M.N.C.P. &
1067/3
16.29 A
P420

N527
PARCEL "A"

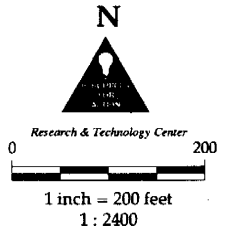
Map compiled on March 01, 2005 at 3:52 PM | Site located on base sheet no - 210NW01

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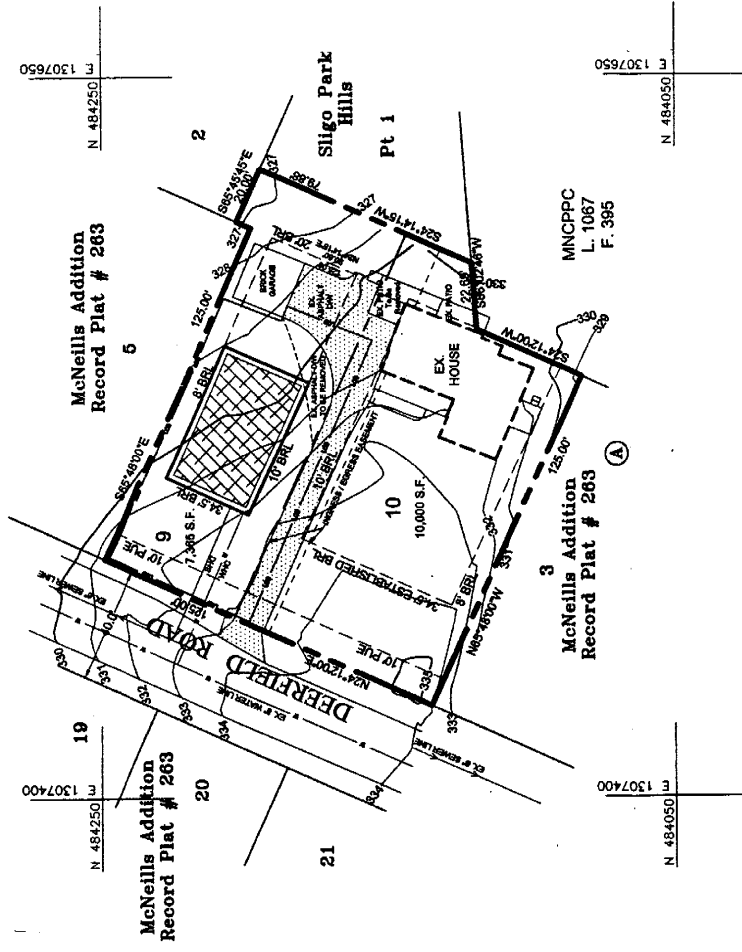
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NOTE:

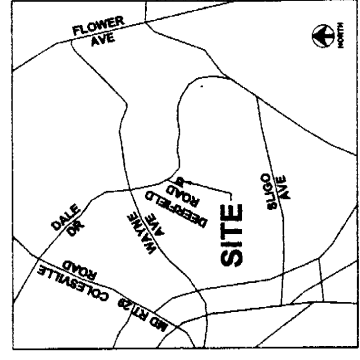
This property qualifies for an exemption from the Forest Conservation Law.



NOTES:

1. AREA OF PROPERTY - 17,365 sf
2. EXISTING ZONING - R-60
3. LOTS PERMITTED - 2
4. MINIMUM LOT SIZE PERMITTED - 6,000 SF
5. MINIMUM LOT SIZE SHOWN - 7,365 SF
6. SITE TO BE SERVED BY PUBLIC WATER & SEWER
7. EXISTING SEWER & WATER SERVICE CATEGORIES: S-1, W-1
8. LOCATED IN SLIGO CREEK WATERSHED
9. REQUIRED SETBACKS:
 Lot width at building line - 50'
 Frontyard - 25'
 Sideyards - 8' min., 16' total
 Rearyard - 20'
10. UTILITY SERVICE BY: PEPCO, VERIZON
11. PROPERTY LOCATED ON TAX MAP JN33; WSSC GRID SHEET 210NW01
12. PROPERTY IS EXEMPT FROM THE FOREST CONSERVATION LAW
13. PROJECT IS A RESUBDIVISION OF LOT 4 MCNEILLS ADDITION, BLOCK A AND PART OF LOT 1 SLIGO PARK HILLS

VICINITY MAP
SCALE: 1" = 2,000'



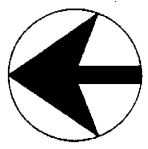
Surveyor's Certificate:
I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observation.

[Signature]
Date

**PRELIMINARY PLAN
MCNEILLS ADDITION**
Montgomery County, Maryland



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



date: JANUARY 2005
scale: 1"=30'

Item #10



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

M E M O R A N D U M

DATE: May 6, 2005

TO: Montgomery County Planning Board

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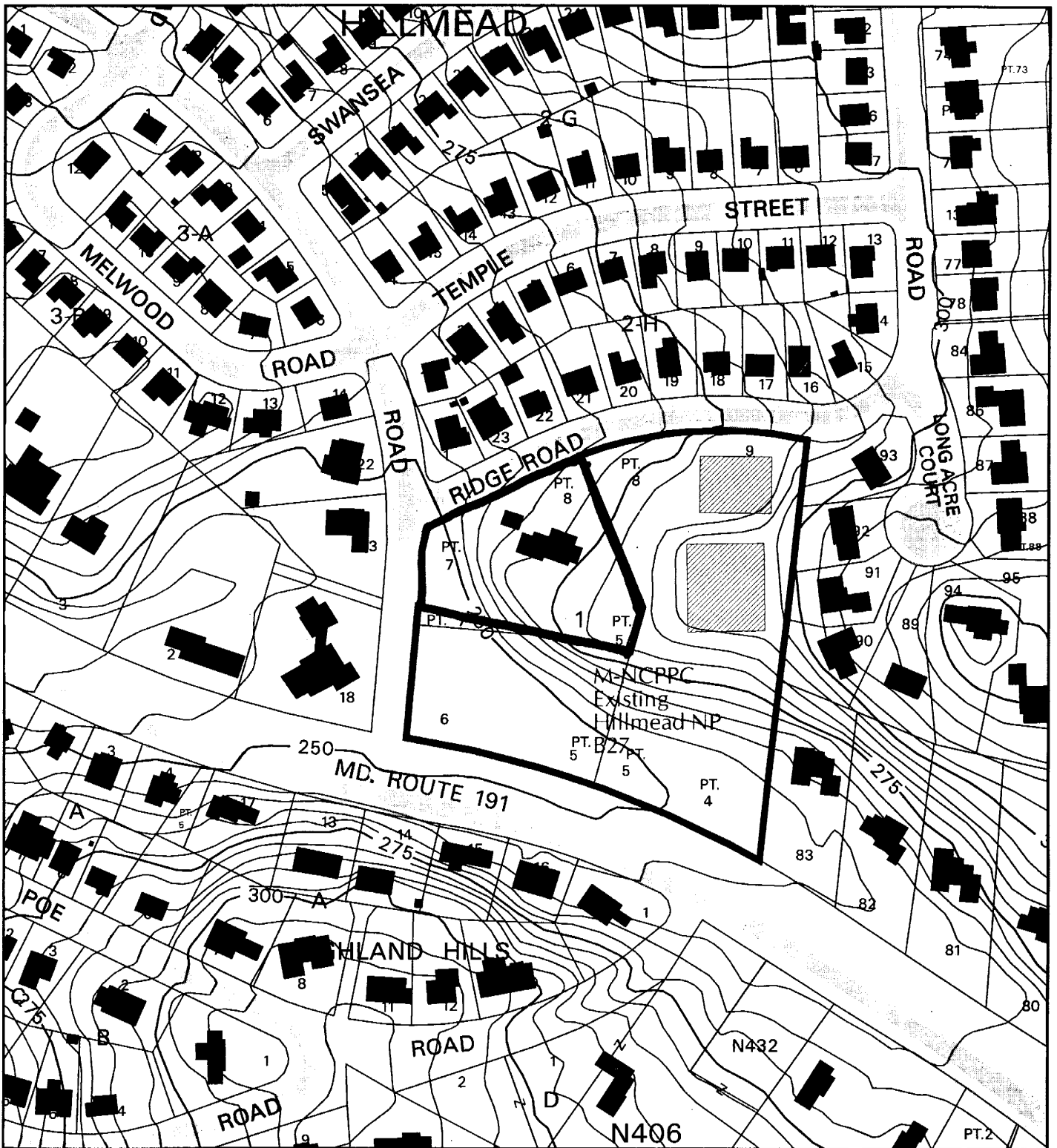
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McNeill's Addition (Resub)

Agenda Item #10 - Pre-Preliminary Plan 7-05051
Hillmead/Bradley Hills

Attachment

HILLMEAD/BRADLEY HILLS LOTS 102-107 BLK. #1 (7-05051)



Map compiled on April 04, 2005 at 3:42 PM | Site located on base sheet no - 210NW06

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Key Map



N

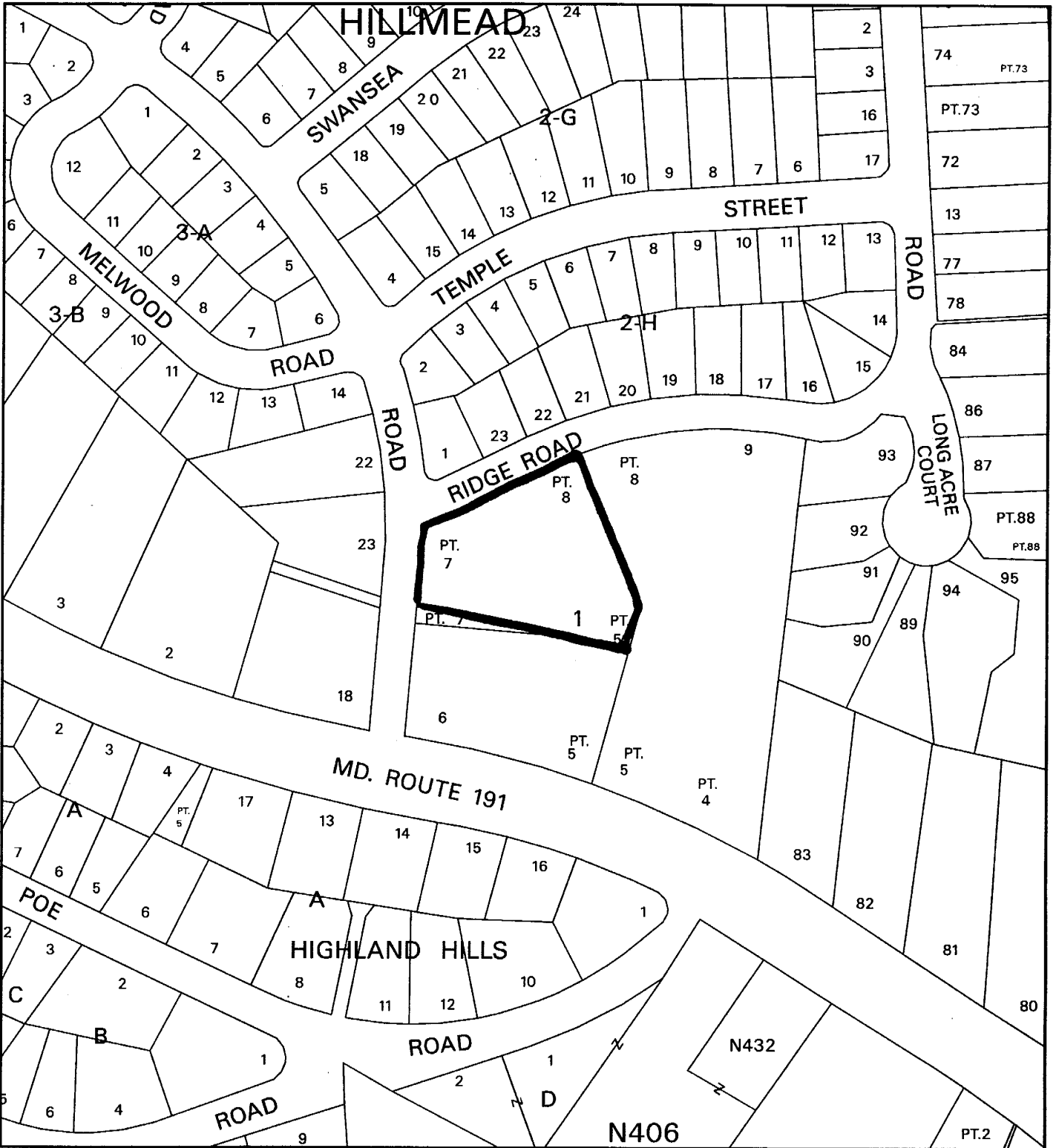


Research & Technology Center



1 inch = 200 feet
1 : 2400

HILLMEAD/BRADLEY HILLS LOTS 102-107 BLK. #1 (7-05051)



Map compiled on April 04, 2005 at 3:44 PM | Site located on base sheet no - 210NW06

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Key Map



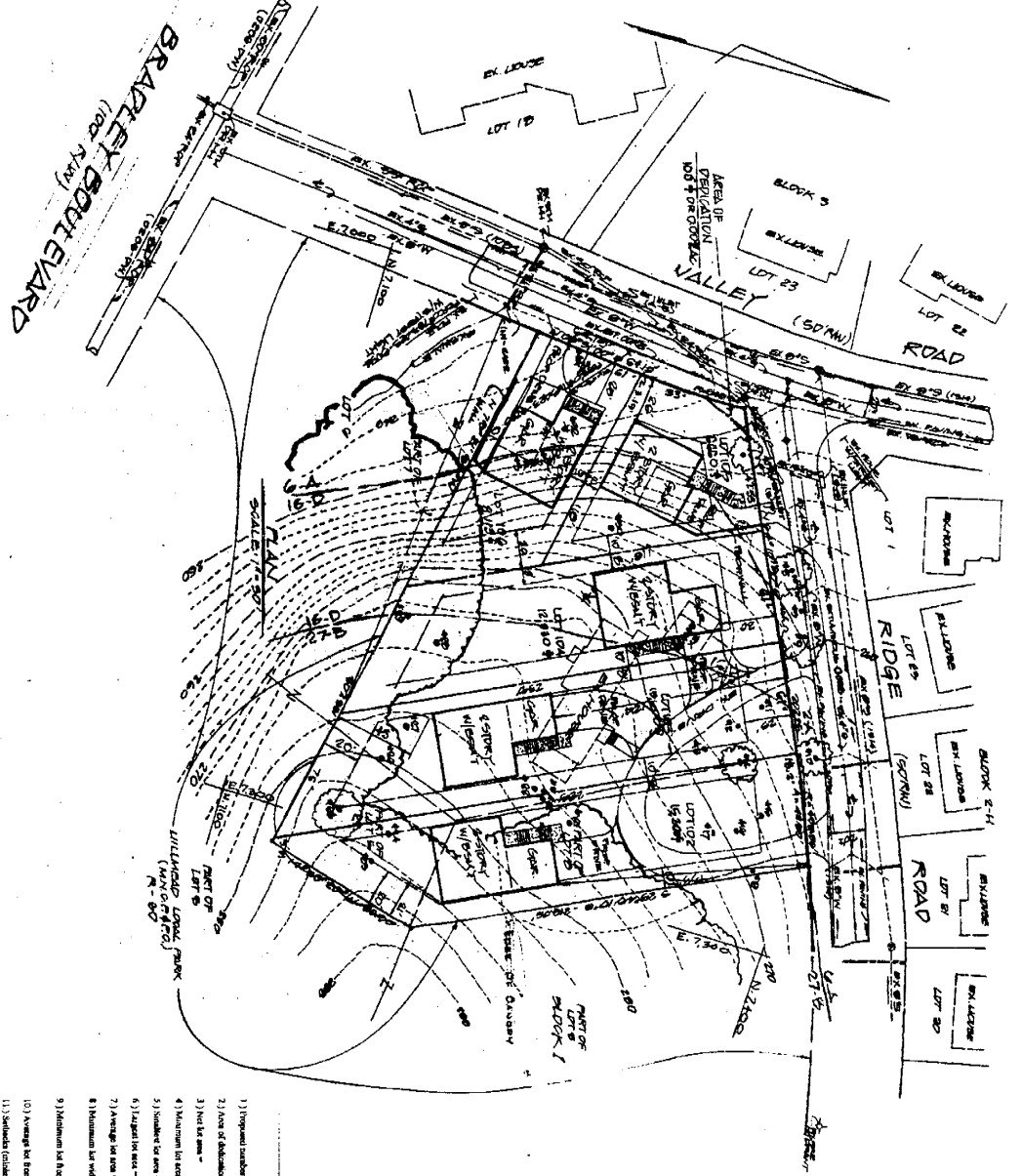
N



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1 : 2400



DEVELOPMENT NOTES

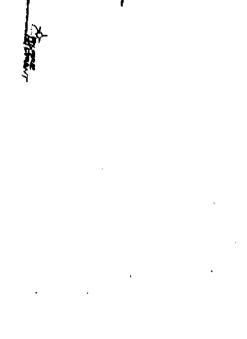
Item	Description	Proposed	Approved
1)	Impervious surface of lot =	5	5
2)	Area of disturbance =	100 sq ft or 0.002 acre	58,094 sq ft, 1.35 acre
3)	Net lot area =	6,000 sq ft	6,000 sq ft
4)	Minimum lot area (R-30 zone) =	15,600 sq ft	15,600 sq ft
5)	Minimum lot area =	11,721 sq ft	11,721 sq ft
6)	Average lot area =	6,000 sq ft	6,000 sq ft
7)	Minimum lot width @ front B/L =	60 ft (proposed)	60 ft (proposed)
8)	Minimum lot width @ front B/L =	60 ft (proposed)	60 ft (proposed)
9)	Minimum lot storage =	64.8 cu yd	64.8 cu yd
10)	Minimum lot storage =	64.8 cu yd	64.8 cu yd
11)	Setbacks (Ordinance)	Proposed	Approved
A)	Front	27 ft min	26 ft
B)	Side	15 ft min	15 ft
C)	Rear	20 ft min	20 ft
		27 ft min	27 ft
		15 ft min	15 ft
		20 ft min	20 ft

GENERAL NOTES

- 1) Property reference: Part of lots 5, 6, 7 & 8, Block 1, Hillmead Subdiv. Hill.
- 2) Recorded Date: 10/22/87 Plat Book 3, Page 234.
- 3) Zone: R-30.
- 4) Zoning Ordinance: 1989 Code, Title 22, Chapter 22-101.
- 5) The map is a preliminary plan.
- 6) The map is a preliminary plan.
- 7) Property address: 6221 Bradley Blvd., Bethesda, Md. 20817.
- 8) Planning address: 6221 Bradley Blvd., Bethesda, Md. 20817.
- 9) Planning address: 6221 Bradley Blvd., Bethesda, Md. 20817.
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- 20) Planning address: 6221 Bradley Blvd., Bethesda, Md. 20817.
- 21) Planning address: 6221 Bradley Blvd., Bethesda, Md. 20817.
- 22) No new, disturbed or undisturbed ground or actual ground were observed on the site.

LIST OF TREES

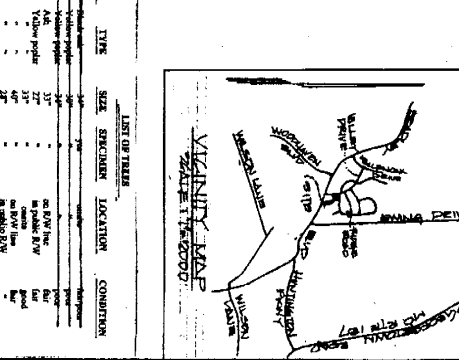
No.	Type	Size	Specimen	Location	Condition
1	Yellow poplar	36"	12"	on lot 5	poor
2	Yellow poplar	36"	12"	on lot 5	poor
3	Yellow poplar	36"	12"	on lot 5	poor
4	Yellow poplar	36"	12"	on lot 5	poor
5	Yellow poplar	36"	12"	on lot 5	poor
6	Red maple	36"	12"	on lot 5	poor
7	Red maple	36"	12"	on lot 5	poor
8	Red maple	36"	12"	on lot 5	poor
9	Red maple	36"	12"	on lot 5	poor
10	Red maple	36"	12"	on lot 5	poor
11	Yellow poplar	36"	12"	on lot 5	poor
12	Yellow poplar	36"	12"	on lot 5	poor
13	Yellow poplar	36"	12"	on lot 5	poor
14	Yellow poplar	36"	12"	on lot 5	poor
15	Yellow poplar	36"	12"	on lot 5	poor
16	Yellow poplar	36"	12"	on lot 5	poor
17	Yellow poplar	36"	12"	on lot 5	poor
18	Yellow poplar	36"	12"	on lot 5	poor
19	Yellow poplar	36"	12"	on lot 5	poor
20	Yellow poplar	36"	12"	on lot 5	poor
21	Yellow poplar	36"	12"	on lot 5	poor
22	Yellow poplar	36"	12"	on lot 5	poor
23	Yellow poplar	36"	12"	on lot 5	poor
24	Yellow poplar	36"	12"	on lot 5	poor
25	Yellow poplar	36"	12"	on lot 5	poor
26	Yellow poplar	36"	12"	on lot 5	poor
27	Yellow poplar	36"	12"	on lot 5	poor
28	Yellow poplar	36"	12"	on lot 5	poor
29	Yellow poplar	36"	12"	on lot 5	poor
30	Yellow poplar	36"	12"	on lot 5	poor



PRELIMINARY PLAN
 A RESUBDIVISION OF PART OF LOTS 5, 6, 7 & 8, BLOCK 1
 HILLMEAD BRADLEY HILLS
 7TH ELECTION DISTRICT OF MONTGOMERY COUNTY, MD
 BY MAP OF 10-21-87, WSSC RE ZONING

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Plan, Fee: 05
 Date: 10/21/87
 Sheet: 1 of 1
 Date: 10/21/87

PHYLLIS PATROW
 6221 BRADLEY BLVD.
 BETHESDA, MD 20817
 301-365-0242

Sutherland
 13638 Layhill Road
 Silver Spring, MD 20906
 301-671-6827
 Fax: 301-438-3139