

Item #7

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

M E M O R A N D U M

DATE: October 14, 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 October 20, 2005.

Attached are copies of plan drawings for item #05, #06, #07, #08, and #09. These subdivision items are scheduled for Planning Board consideration on October 20, 2005. The items are further identified as follows:

Agenda Item #05 - Preliminary Plan 120060040
(formerly 1-06004)
Cleveland's Subdivision Kensington

Agenda Item #06 - Preliminary Plan 119820680
(formerly 1-82068)
Westfarm Technology Park (Extension)

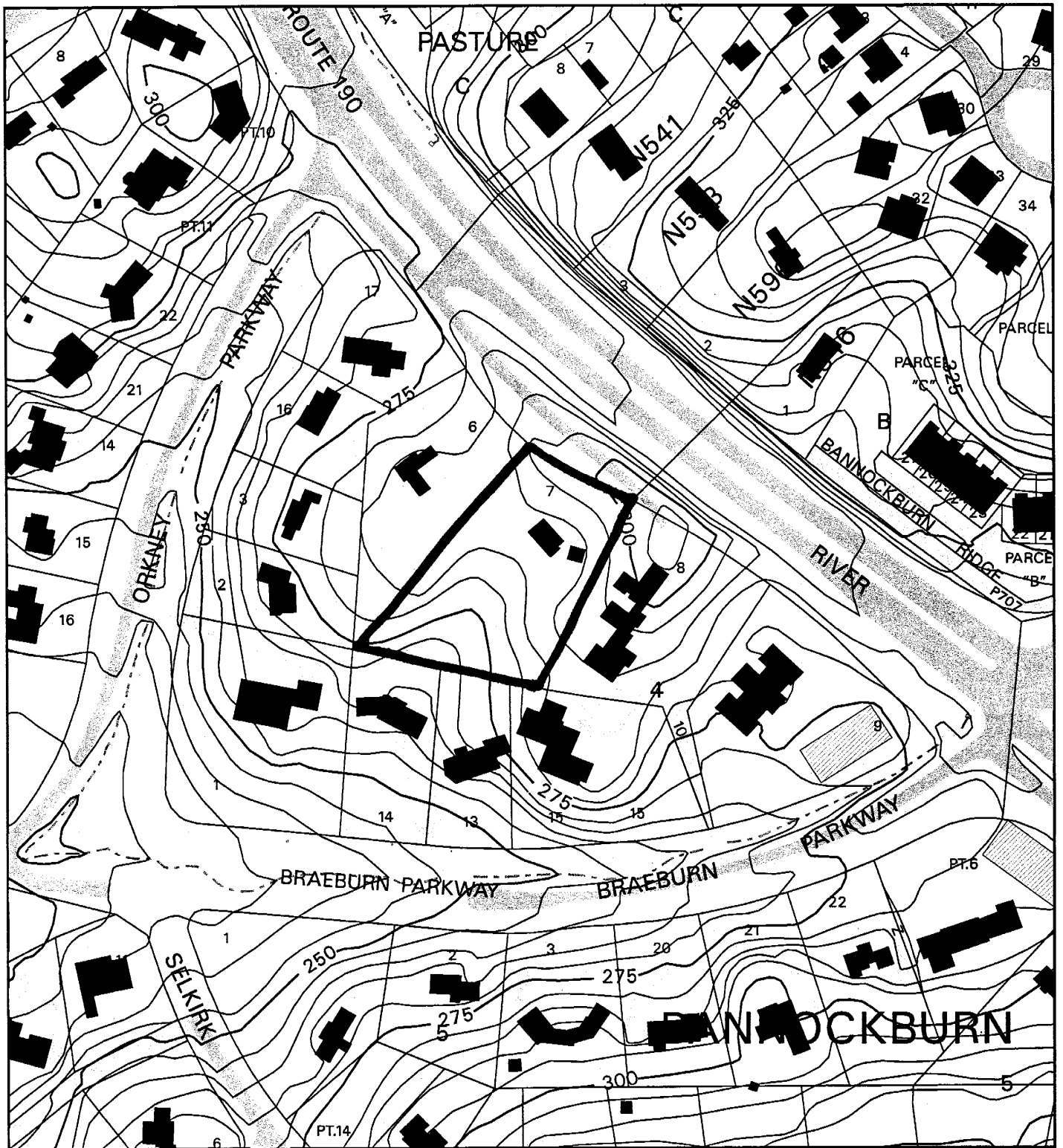
Agenda Item #07 - Pre-Preliminary Plan 720060030
(formerly 7-06003)
Bannockburn Heights (Resubdivision)

Agenda Item #08 - Preliminary Plan 120051030A
(formerly- 1-05103)
Cabin John Park Section 1 (Resubdivision)

Agenda Item #09 - Preliminary Plan 120020960
(formerly- 1-02096)
Howard Hughes Medical Institute

Attachment

BANNOCKBURN HEIGHTS (120030510 FORMERLY 1-03051)



Map compiled on October 14, 2005 at 9:47 AM | Site located on base sheet no - 209NW06

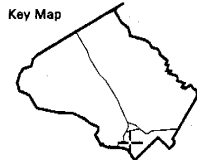
NOTICE

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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

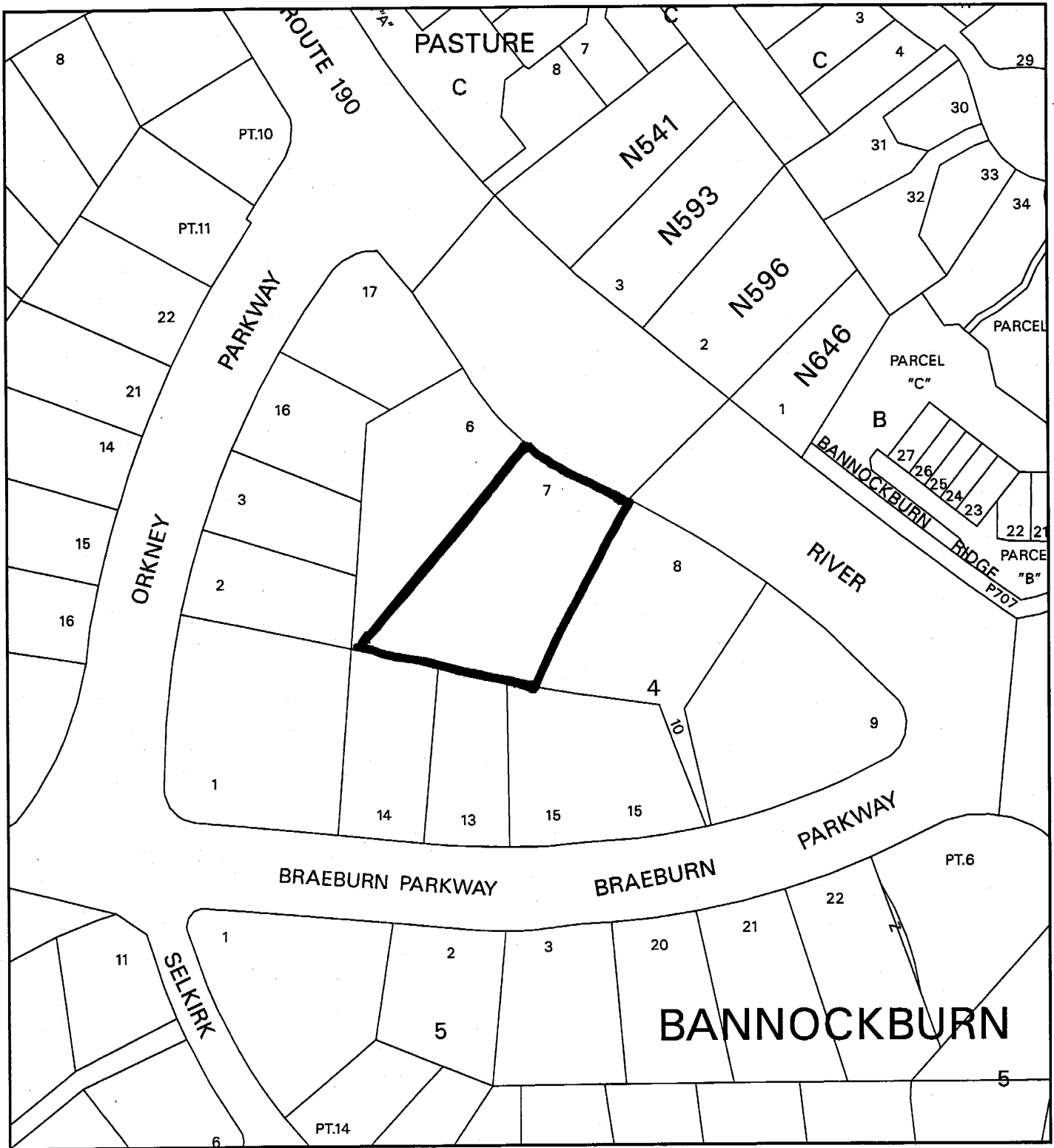


Research & Technology Center



1 inch = 200 feet
1 : 2400

BANNOCKBURN HEIGHTS (120030510 FORMERLY 1-03051)



Map compiled on October 14, 2005 at 9:45 AM | Site located on base sheet no - 209NW06

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Key Map



N



Research & Technology Center



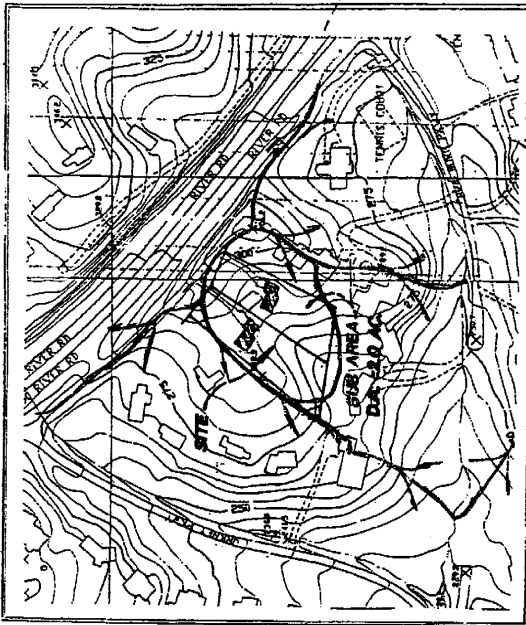
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

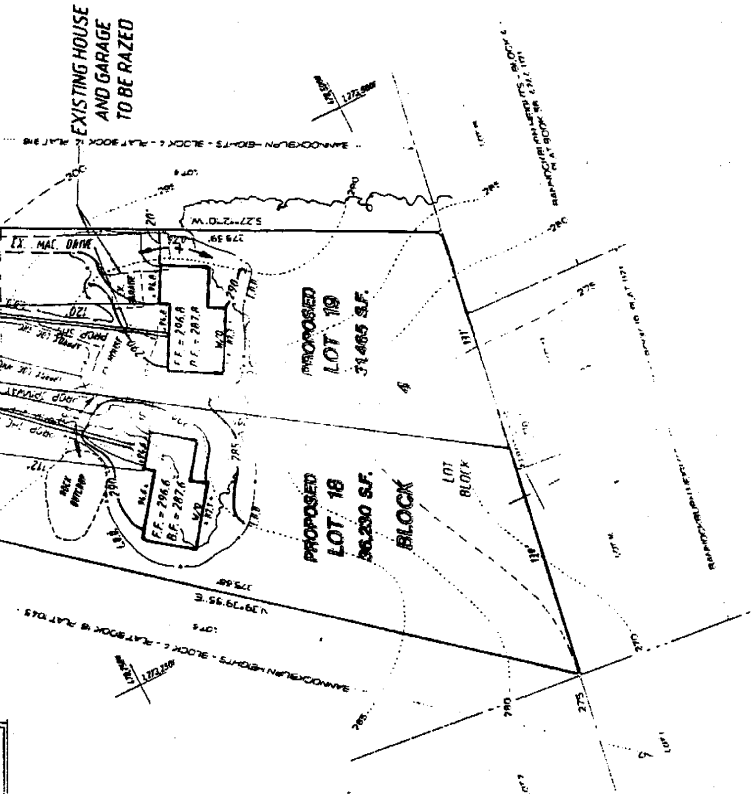
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

NOTES

- Lot 7 is included on a record plat entitled "Remainder of Block 4, Bannockburn Heights" as recorded in Plat Book 16 at Plat 1045 from which the boundary is shown as graphically represented.
- Topography, as shown, from MNCT&PC aerial photography, 200' scale, 5 contour interval, MCMAPS Sheets 209 NW 7 and 209 NW 6.
- Existing zoning = R-200; 20,000 sq. ft. min. lot size.
- Area included in plan = 67,695 sq. ft.
- Number of lots included in plan = 2.
- Planning area 33; Bethesda-Chevy Chase
- Trommsdorff River Waterfront
- Sewer Category: S-1; Water Category: W-1
- Soils, from the Montgomery County Soils Survey Sheet 26;
- 2C - Cleareg silt loam - 8 to 15 % slopes
- There are no flood plains, streams or non-tidal wetlands on or within 200' of site.
- There are no historic or cultural features on site.
- Tax Account No. 07-00686505
- Street Address: 6670 River Road
- Certain elements shown on this plan are scaled and subject to change at time of record plat or field survey.
- BUILDING SETBACKS (R-200)
 FRONT : 60' (OR ESTABLISHED BUILDING LINE)
 REAR : 30'
 SIDE : 25' TOTAL (MINIMUM ONE SIDE = 12')
- NATURAL RESOURCES INVENTORY No. 4-0304.



DRAINAGE AREA MAP
SCALE: 1" = 200'



770 SHEET 209 NW 7.6
770 MAP GR 742, 582
770 MAP GR 742, 582
SCALE: 1" = 200'

ALLEN S. KWALTRAM
713 MARCUS ROAD
BETHESDA, MD 20817
304-320-4881

PRELIMINARY PLAN

PROPOSED LOTS 18 & 19 BLOCK 4
A RESUBDIVISION OF LOT 7 BLOCK 4
BANNOCKBURN HEIGHTS
BETHESDA ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
1564 Thompsonchester Road Suite 401, 20816
Tel: 410-341-1111 Fax: 410-341-1100

DATE: NOVEMBER, 2002
SCALE: 1" = 50'
NO. 98395 D
SHEET NO. 1

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE INFORMATION SHOWN
HEREON IS CORRECT AS NOTED.

John R. Witmer
JOHN R. WITMER
PROFESSIONAL LAND SURVEYOR
MARYLAND No. 10668
NOV. 05, 2002

DEVELOPMENT TABULATION

ZONING	REQUIRED	PROVIDED
R-200	R-200 EXISTING	R-200 PROPOSED
TOTAL AREA OF THE PLAN	67,695 S.F.	67,695 S.F.
AREA OF STREET DED.	0 S.F.	0 S.F.
NET AREA OF LOTS	67,695 S.F.	67,695 S.F.
NUMBER OF LOTS	2	2
LOT AREA	20,000 S.F.	36,280 S.F. / 31,465 S.F.
LOT WIDTH * R.P.L.	100'	100'